

THE HISTORIC ST. NICHOLAS BUILDING

400 E. JEFFERSON, SPRINGFIELD IL
FOR LEASE



RESTAURANT FOR LEASE

GARRISON GROUP KELLER WILLIAMS

739 S Fifth St
Springfield, IL 62703



Each Office Independently Owned and Operated

PRESENTED BY:

GLEN GARRISON

Broker / Founder

O: (217) 241-0202

C: (217) 816-2664

glen@garrisongroupinc.com

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400 EAST JEFFERSON STREET



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LOCATION & HIGHLIGHTS

400 EAST JEFFERSON STREET



LOCATION INFORMATION

Building Name:	Historic St. Nicholas Building
Street Address:	400 East Jefferson Street
City, State, Zip	Springfield, IL 62701
County:	Sangamon
Market:	Restaurant
Cross Streets:	Jefferson & 4th
Signal Intersection:	yes

OVERVIEW

Located on the SE corner of Jefferson and 4th street. On the 1st floor of the St. Nicholas Apartments that is 100% leased. Absolutely excellent opportunity for a move in ready restaurant. Beautiful bar and interior design throughout. Really nice solid wood tables and chairs. There is even a stage for comedy shows, musicians, open mic nights. Everything in the kitchen stays! Everything you could possibly need is there. Full list is attached.

\$4,850 per month + Trash & Utilities.
Water paid by landlord.



PROPERTY HIGHLIGHTS

- 4,900sqft
- Beautiful interior
- Great bar
- Fully equipped kitchen with walk in freezers and coolers.
- Great location



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PROPERTY PHOTOS

400 EAST JEFFERSON STREET



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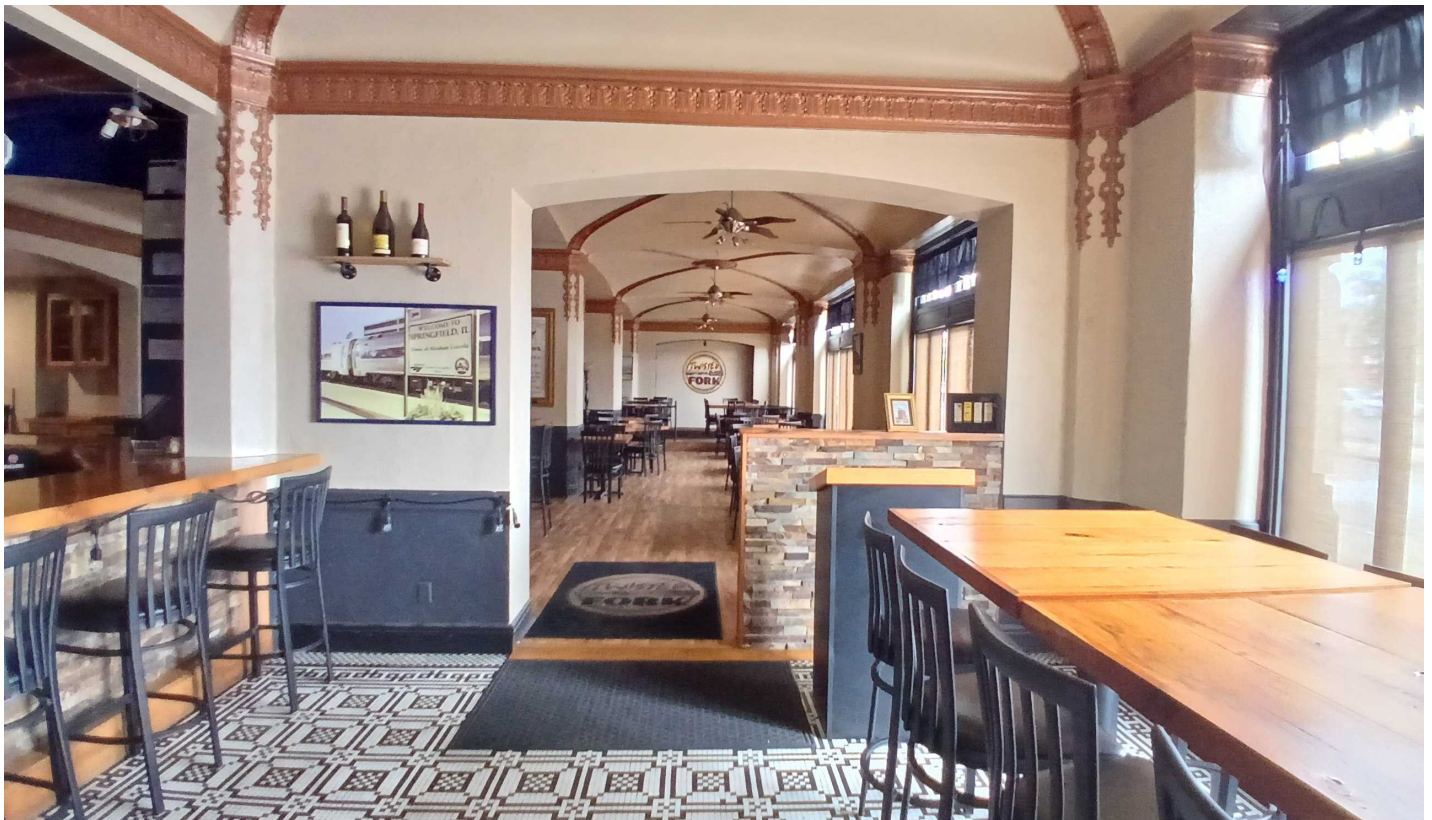
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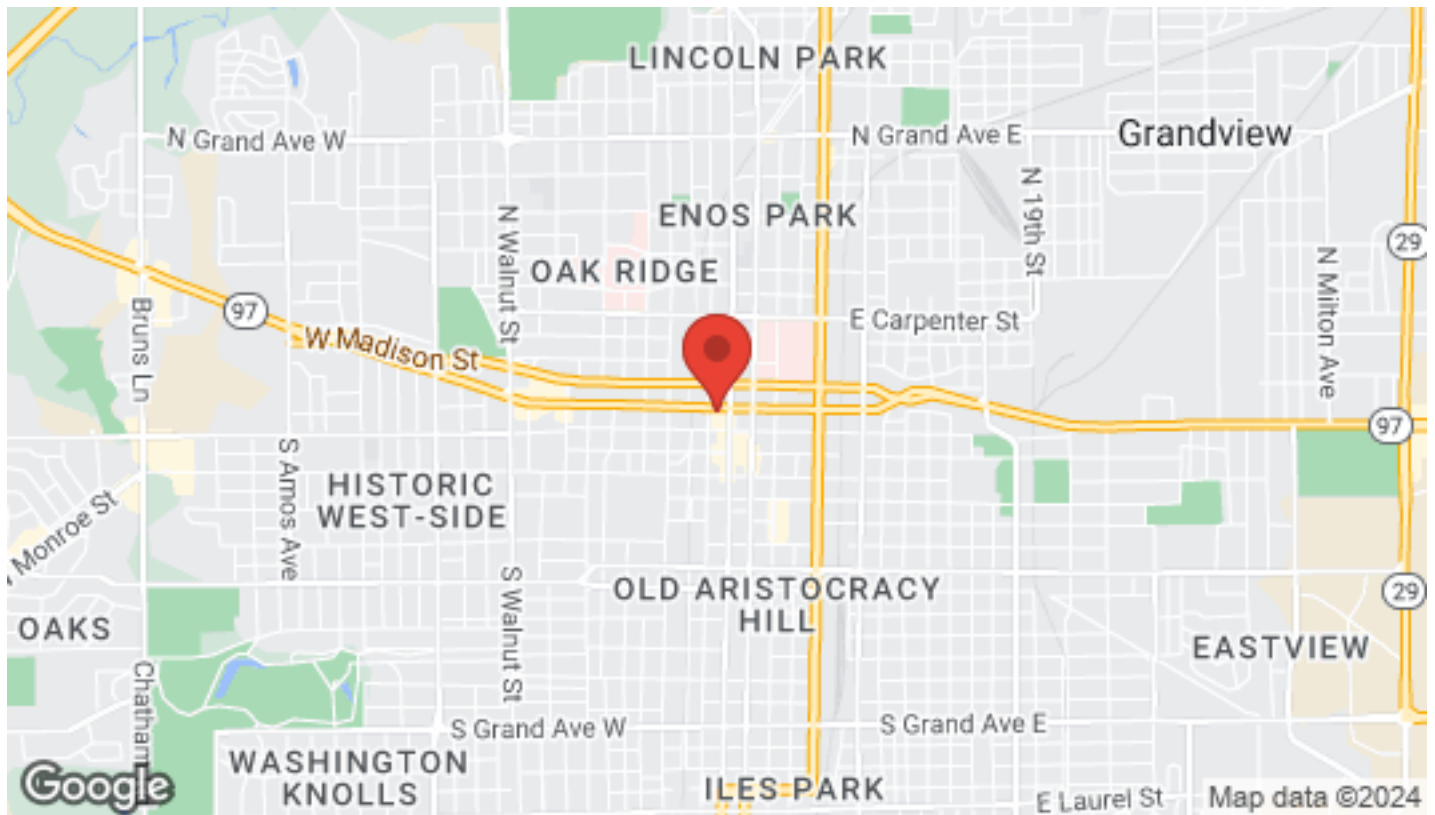


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LOCATION MAPS

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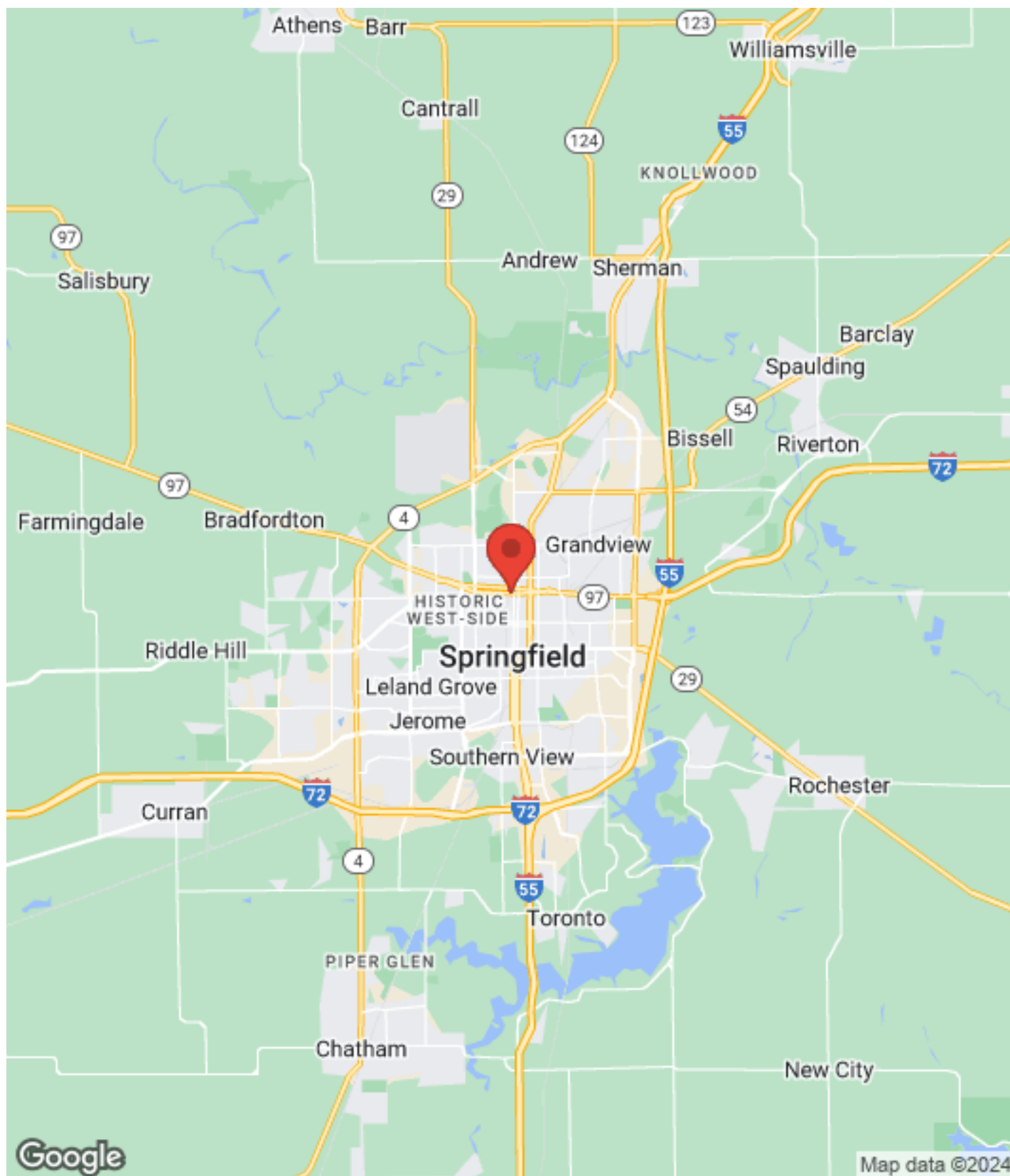
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400 EAST JEFFERSON STREET



REGIONAL MAP

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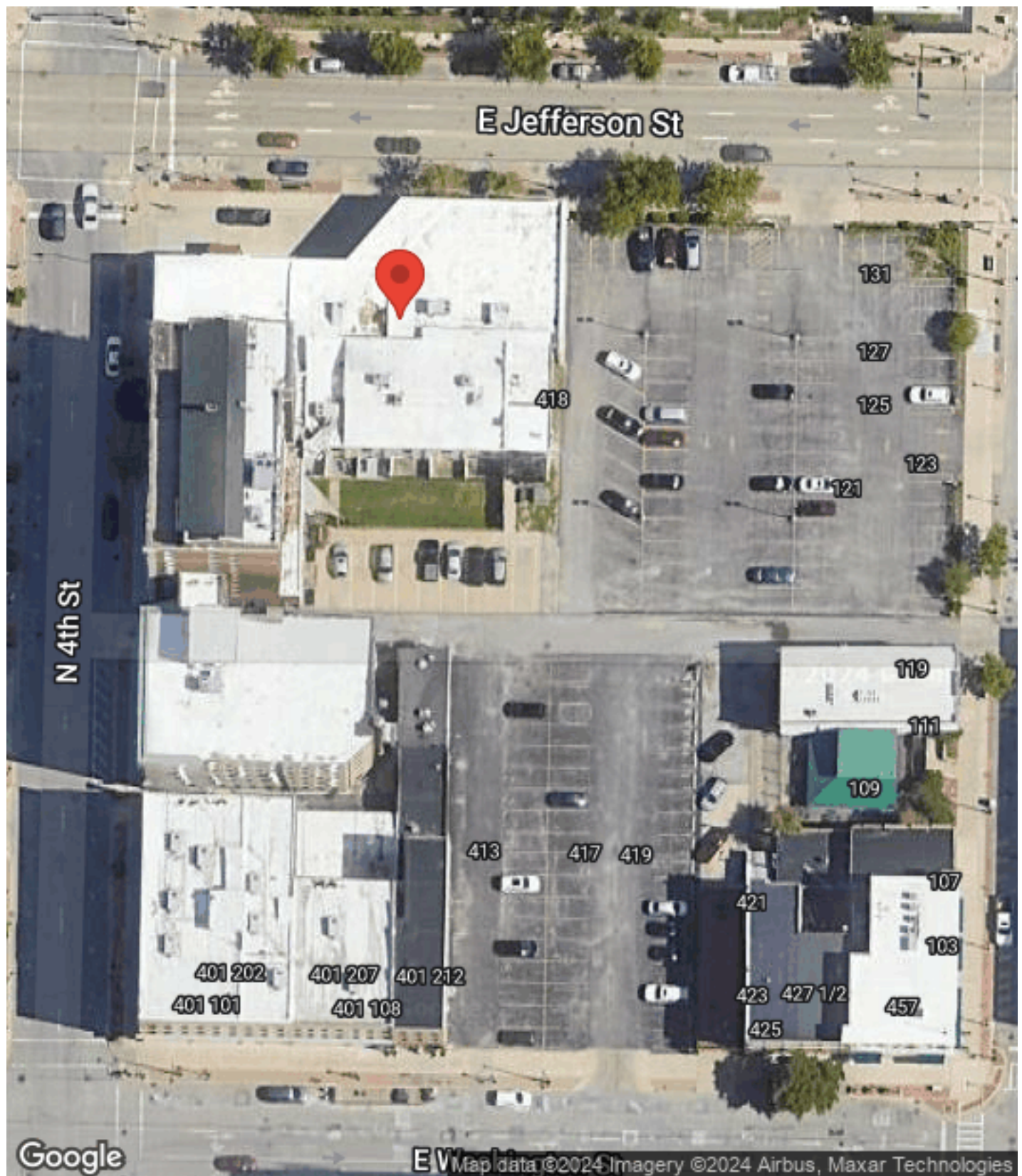
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AERIAL MAP

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DEMOGRAPHICS

400 EAST JEFFERSON STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,752	37,983	56,099	Median	\$25,256	\$36,572	\$40,385
Female	6,997	41,537	61,506	< \$15,000	1,987	6,758	8,090
Total Population	13,749	79,520	117,605	\$15,000-\$24,999	1,058	5,033	6,683
				\$25,000-\$34,999	883	5,007	6,798
				\$35,000-\$49,999	627	5,179	7,887
				\$50,000-\$74,999	800	6,164	9,471
				\$75,000-\$99,999	581	3,755	6,164
				\$100,000-\$149,999	168	2,518	4,793
				\$150,000-\$199,999	73	563	1,429
				> \$200,000	24	537	1,083
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,729	15,512	21,716	Total Units	7,637	41,297	59,948
Ages 15-24	1,801	10,352	14,919	Occupied	6,308	36,768	54,312
Ages 25-54	5,471	30,869	45,324	Owner Occupied	1,728	21,322	34,209
Ages 55-64	1,616	9,661	15,119	Renter Occupied	4,580	15,446	20,103
Ages 65+	2,132	13,126	20,527	Vacant	1,329	4,529	5,636
Race	1 Mile	3 Miles	5 Miles				
White	7,791	58,958	93,303				
Black	5,370	18,286	20,928				
Am In/AK Nat	7	25	31				
Hawaiian	N/A	N/A	N/A				
Hispanic	199	712	1,115				
Multi-Racial	1,002	3,948	5,092				

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PROFESSIONAL BIO

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Glen, the Founder and Broker of Garrison Group Inc., has been a prominent Central Illinois Real Estate broker, developer, and property manager for over 50 years.

Throughout his career, he has been involved in several notable projects like Fair Hills Mall, Sangamon Center, Parkway Pointe, Prairie Crossing, River Birch Senior Living, numerous medical facilities, free-standing restaurants, and office complexes in Springfield, Illinois as well as projects in Missouri, Iowa, and Arizona.

Glen has an impressive brokerage record, having served as the Past President of the Springfield Board of Realtors, an inductee into the Springfield Association of Realtors Hall of Fame, and a Realtor Emeritus with the National Association of Realtors. He has also served as the Past President of the Illinois Chapter of Real Estate Securities & Syndication Institute, and one of the initial CPM Certified Property Managers with the Institute of Real Estate Management. In 2017, Glen was honored with the Lifetime Achievement Award by The Greater Springfield Chamber of Commerce.

He is an active member of Lakeside Christian Church and a proud supporter of the University of Illinois Springfield Athletics. They have 2 adult children, 3 grandchildren and 2 great-grandchildren.