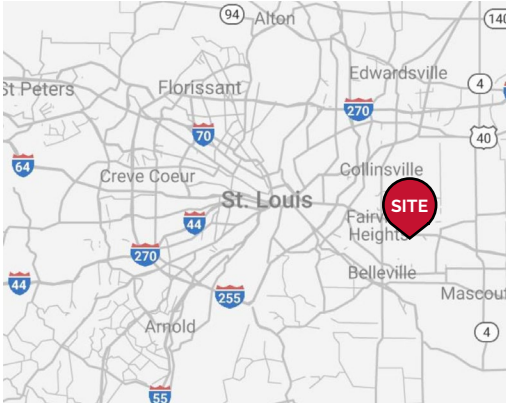


Net lease investment



2020 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



Population

3,578 | 49,542 | 98,958



Employees

4,911 | 27,540 | 45,373



Average Household Income

\$79,830 | \$100,086 | \$92,088

INVESTMENT SALE

1305 Central Park Drive | O'Fallon, Illinois 62269

8,500 SF on 1.82 acres | Call for Details

PROPERTY DETAILS

No landlord responsibilities - a true net lease

10-year lease expiring December 2029

New multi-unit corporate operator

Strong historic sales and loyal customer base

This is an operating restaurant. Please do not contact the restaurant or employees or discuss the restaurant's availability

Scott Seyfried

314.785.7647

sseyfried@paceproperties.com

Patrick Willett

314.785.7631

pwillett@paceproperties.com

PACEPROPERTIES.COM | 314.968.9898

1401 South Brentwood Boulevard, Suite 900 | St. Louis, Missouri 63144

The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.