

RETAIL FOR SALE

# 1,750 SF RESTAURANT/DINER

508 SOUTH BENTON STREET, NEW ATHENS, IL 62264

**BARBERMURPHY**  
COMMERCIAL REAL ESTATE SOLUTIONS



**SALE PRICE: \$135,000**

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*PRESENTED BY:*

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



# PROPERTY PHOTOS

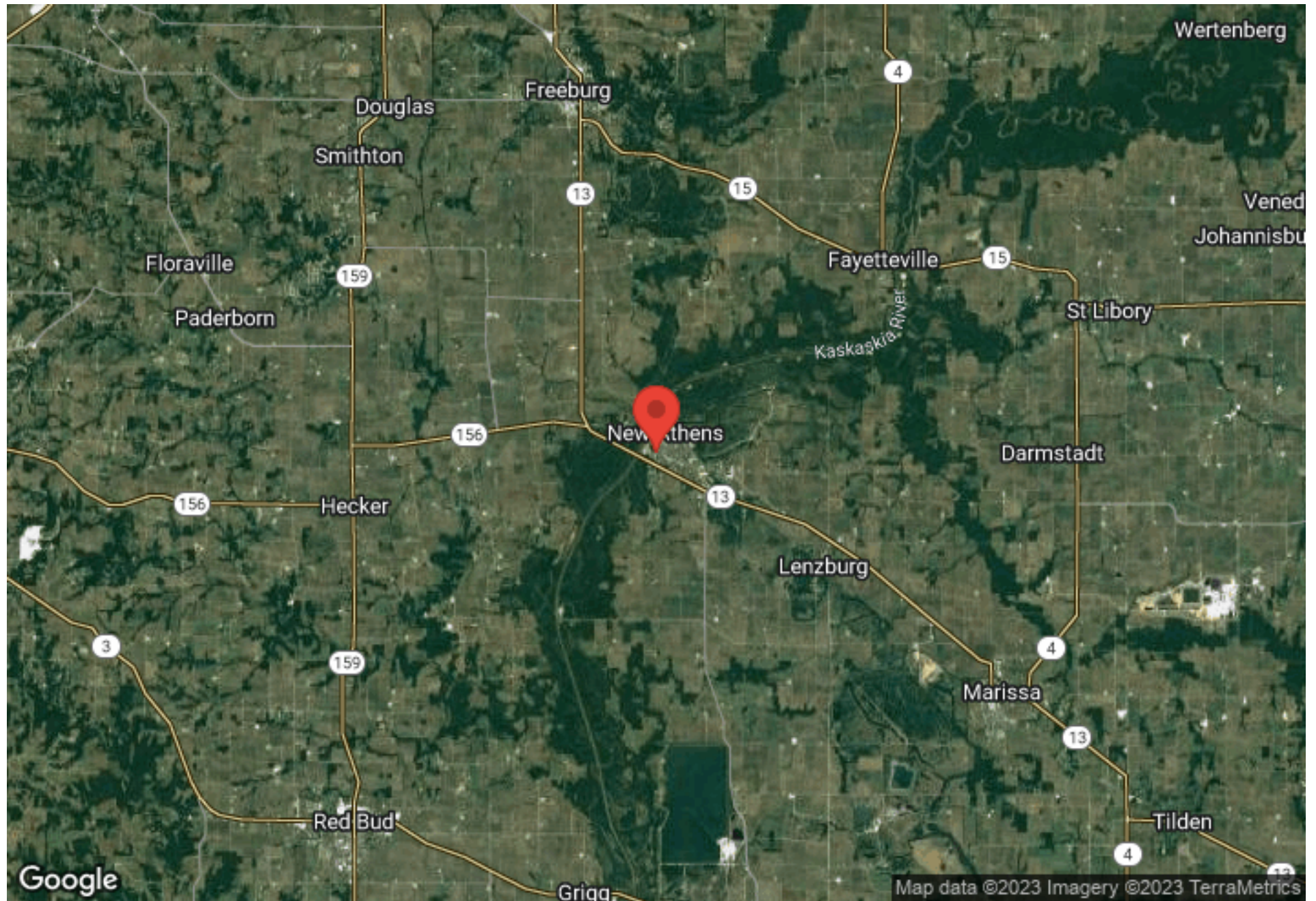
508 South Benton Street | New Athens, IL 62264





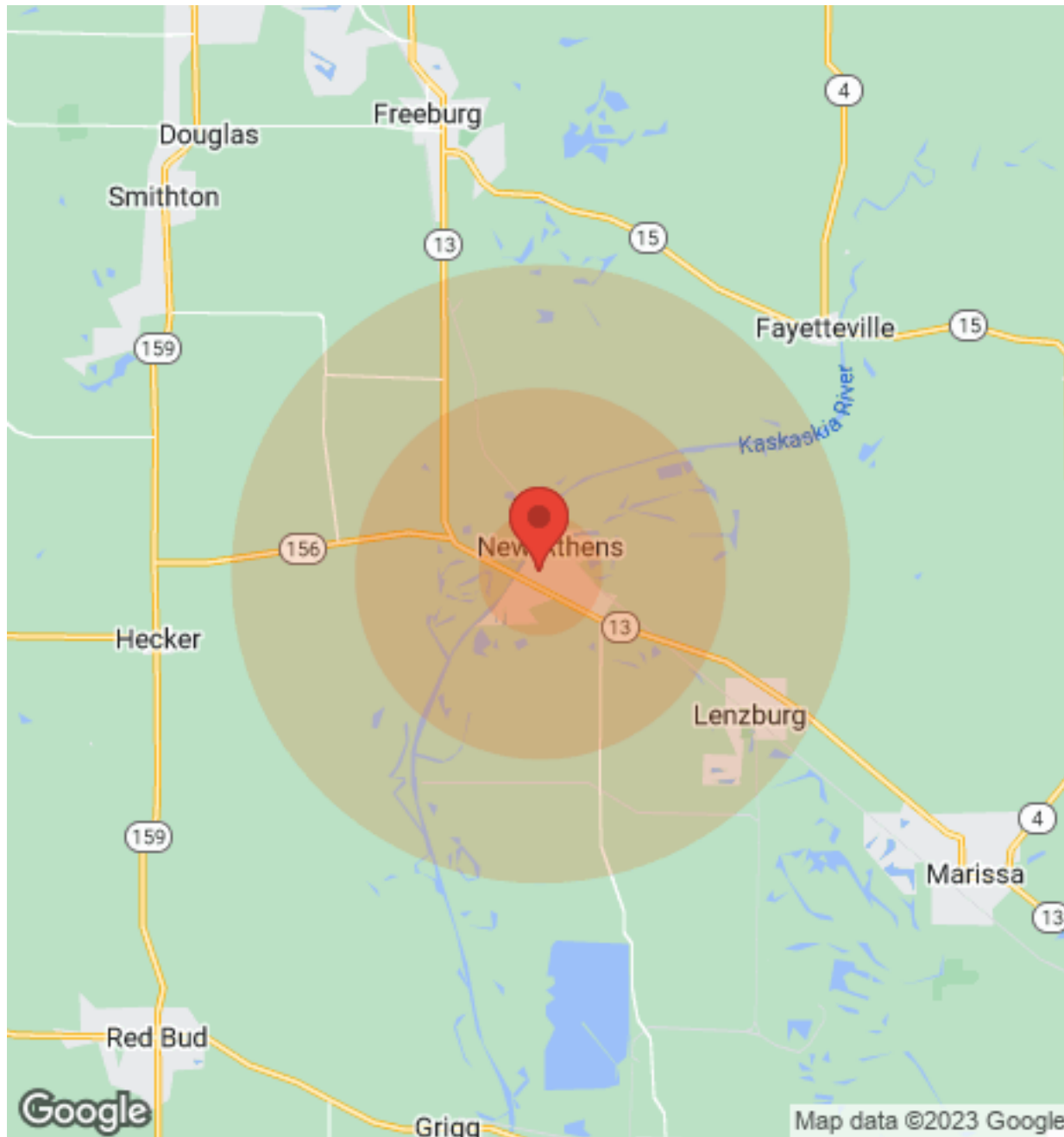
# REGIONAL MAP

508 South Benton Street | New Athens, IL 62264



# DEMOGRAPHICS

508 South Benton Street | New Athens, IL 62264



Population	1 Mile	3 Miles	5 Miles
Male	600	1,028	2,922
Female	671	1,129	2,988
Total Population	1,271	2,157	5,910

Income	1 Mile	3 Miles	5 Miles
Median	\$50,911	\$47,321	\$47,321
< \$15,000	56	89	177
\$15,000-\$24,999	42	86	160
\$25,000-\$34,999	73	134	284
\$35,000-\$49,999	70	124	227
\$50,000-\$74,999	98	159	459
\$75,000-\$99,999	90	129	431
\$100,000-\$149,999	45	124	319
\$150,000-\$199,999	13	13	127
> \$200,000	7	7	77

Housing	1 Mile	3 Miles	5 Miles
Total Units	565	955	2,382
Occupied	518	884	2,222
Owner Occupied	405	710	1,918
Renter Occupied	113	174	304
Vacant	47	71	160

Google

Map data ©2023 Google



# OFFICE/RETAIL PROPERTY INFO

508 South Benton Street | New Athens, IL 62264

## LISTING # 2743

### PROPERTY INFO

APN: 18-33.0-214-011&013  
County: IL - St. Clair  
Zoning: GC  
Property Taxes: \$2,769  
Prior Use: Restaurant/Diner  
Parking: 25 Spaces

### SQUARE FOOT INFO

Building SF: 1,750  
Retail SF: 1,750  
Min Divisible: 1,750  
Max Contiguous: 1,750

### STRUCTURAL DATA

Year Built: 1990  
Floors: 1  
Signage: Yes  
Construction Type: Brick

### LAND MEASUREMENTS

Lot Size: 0.19 Acres  
Dimensions: 128'x66'



### SALE/LEASE INFO

Price: \$135,000  
Price / SF: \$77.14

### PROPERTY SUMMARY

1,750 Restaurant (diner) w equipment - includes hood, 2 walk -n coolers, hardtop grill, fryer, steam table, dishwasher, tables, chairs. Established as a diner in 1990.

### LOCATION OVERVIEW

Located at the corner of S. Benton St. and Spotsylvania St.