

FOR SALE

620 N Main Street
Smithton, IL 62285



10,000+ SF TURN-KEY GROCERY STORE & RESTAURANT

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

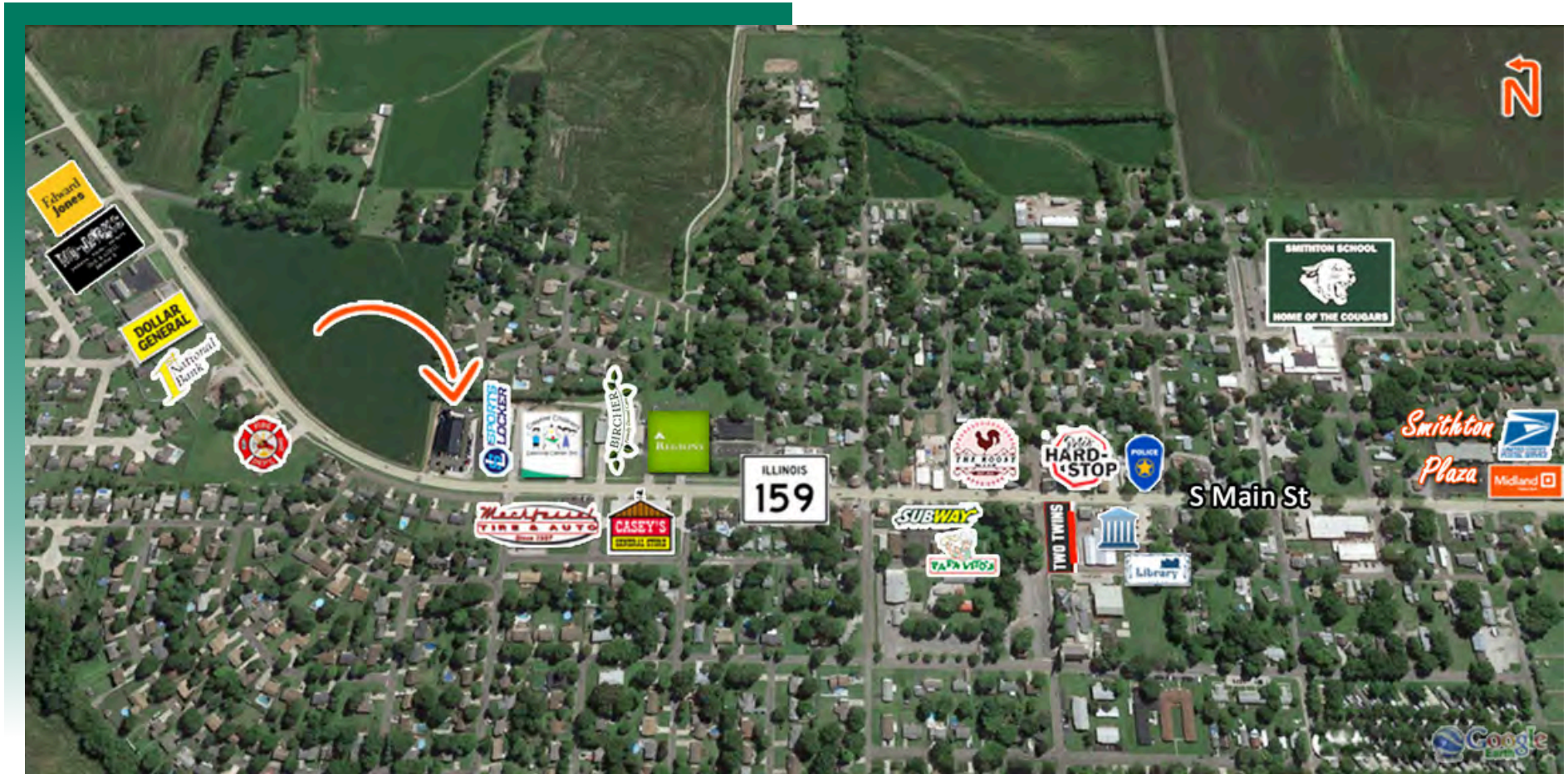
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

620 N Main St., Smithton, IL 62285



LOCATION OVERVIEW

Located on North/South thoroughfare of Illinois 159/Main St. Surrounded by retail, light industrial, residential and farm land.

GROCERY STORE

COFFEE SHOP

MEAT MARKET



The 10,025-square-foot building, constructed in 2022, sits on a 1.09-acre lot on Main Street in Smithton, Illinois. This is no ordinary grocery store. The layout includes six aisles for shelf-stable groceries, frozen foods, and refrigerated items. It also features a meat market and deli area, a produce section, a fully equipped commercial kitchen with a deli counter, and a bakery and coffee shop with a drive-thru window. Outside, there is a covered patio area with seating and a bonus room.

ALL FURNITURE, FIXTURES AND EQUIPMENT INCLUDED IN SALE

Welcome to SMITHTON KOUNTRY MARKET

SALE PRICE: \$1,950,000

BAKERY

RESTAURANT

DELI

BARBERMURPHY.COM

EXTERIOR IMAGES

620 N Main St., Smithton, IL 62285



REAR OF BUILDING - LOADING DOCKS



DRIVE-THRU WINDOW & MENU BOARD



NEW CONSTRUCTION

10,000 SF METAL BUILDING

- Constructed in 2022
- Receiving area in rear of building with (2) docks
- Drive-thru window with Menu Board & Speaker System
- Parking for 35 with additional road access at the rear of the lot

CHECK OUT/CUSTOMER SERVICE PHOTOS

620 N Main St., Smithton, IL 62285

CHECKOUT LANES



CHECKOUT LANES



CHECK OUT/CUSTOMER SERVICE AREAS

- Two Checkout Lanes
- (2) POS Systems
- Customer Service Counter w/POS System



CUSTOMER SERVICE COUNTER

DELI/MEAT MARKET PHOTOS

620 N Main St., Smithton, IL 62285



DELI / MEAT MARKET

- 8' and 12' Full Service Meat Cases
- (2) 6' Cold Deli Cases
- Shop Around Counter
- Poultry Case
- Self Service Meat Case

KITCHEN/RESTAURANT PHOTOS

620 N Main St., Smithton, IL 62285



RESTAURANT/KITCHEN

- 12 Burner Stove with Double Oven
- 20' Hood System
- (3) Double Drop Deep Fryers
- 12' Hot Deli Case
- (2) Griddles, Char Broiler, Rotisserie, Double Staked Smoker and Salamander
- 2 Door Upright Stainless Steel Refrigeration
- Food Warmer Cabinet
- Stainless Steel Counter & Food/Salad Prep Stations
- (2) POS Systems



PRODUCE AREA & SIGNAGE PHOTOS

620 N Main St., Smithton, IL 62285



PRODUCE AREA

- (4) Door Produce Cooler
- (2) Door Produce Cooler
- Self Serve Produce Case
- 2 Door Freezer Self-Contained



SIGNAGE

GROCERY AREA PHOTOS

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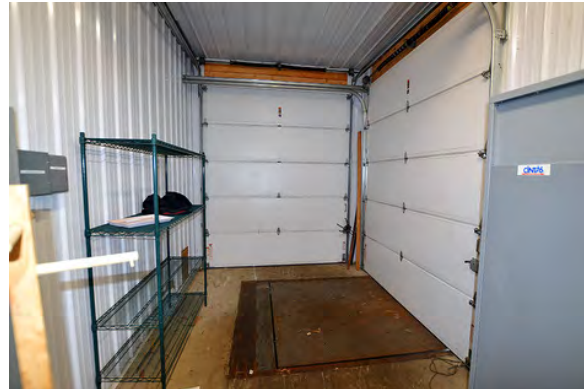
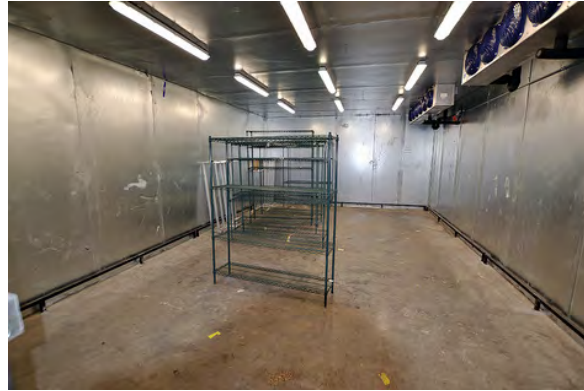
COOLERS/FREEZERS SHELVING

- 20 Door Refrigerated Cooler
- Double Wide Freezer with 32 Doors
- Two Door Stand Alone Freezer
- 575' of Grocery Shelving - 6' Height



COOLERS/FREEZERS/PREP AREA PHOTOS

620 N Main St., Smithton, IL 62285



BACKROOM AREA

- 500 SF Walk-in Freezer
- 450 SF Walk-in Cooler
- 125 SF Produce Cooler
- Produce Prep Area
- Prep Room
- Cutting Room with direct access to Walk-In Cooler
- Dock Area with (2) 10' Dock Doors - 1 w/Leveler
- Private Office with Restroom and Shower
- Male/Female Restrooms
- 3 Phase/4 Wire/800 AMP/ 120-208V Electric System
- Security System & (7) Flat Screen TV's

OFFICE/RETAIL PROPERTY SUMMARY

620 N MAIN ST

LISTING # 2975

LOCATION DETAILS:

Parcel #: 13-28.0-401-046
County: IL - St. Clair
Zoning: B-1 General Business

PROPERTY OVERVIEW:

Building SF: 10,025
Vacant SF: 10,025
Usable Sqft: 10,025
Min Divisible SF: 10,025
Max Contig SF: 10,025
Office SF: 150
Retail SF: 10,025
Signage: Yes
Lot Size: 1.09 Acres
Frontage: 157
Depth: Irr
Parking Spaces: 36
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 2022
Yr Renovated: 2022
Ceilings: 12'
Construction Type: Brick, Steel

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No



SALE/LEASE INFORMATION:

Sale Price: \$1,950,000
Price / SF: \$194.51

FINANCIAL INFORMATION:

Taxes: \$27,104.22
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 9300

PROPERTY DESCRIPTION:

Less than 3 years old, 10,025 SF former Grocery Store. Grocery store set up with full commercial kitchen, walk-in cooler and freezer. Deli Counter, numerous display coolers & freezers. All Furniture, Fixtures and Equipment included in sale.

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