

# FOR LEASE

735 West Broadway,  
Centralia, IL 62801



**2,000 SF FORMER RESTAURANT**

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS

1173 Fortune Blvd., Shiloh, IL 62269

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Broker Associate

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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

735 West Broadway, Centralia, IL 62801



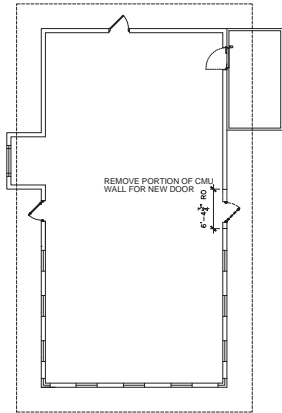
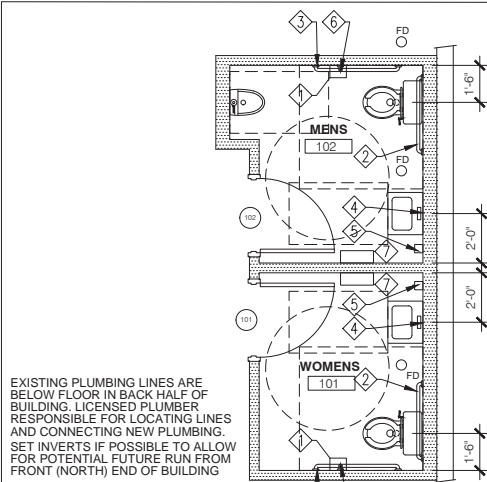
## LOCATION OVERVIEW

Highly visible property located in a major commercial district with a variety of retail, restaurants and other established businesses. 20+ parking spaces on site.

<p>8'-14'</p>	<p>5,300 ADT</p>
<p>REHAB YEAR 2024</p>	<p>20+ PARKING SPACES</p>

# FLOOR PLAN

735 West Broadway, Centralia, IL 62801



ROOM FINISH SCHEDULE															
ROOM		WALL MATERIAL					WALL FINISH					CEILING		FLOOR	REMARKS
NO.	NAME	FLOOR	BASE	N	E	S	W	N	E	S	W	MAT.	HEIGHT	FIN.	NOTES
100	OPEN AREA	SC	VB	CONC.	FORM.	CONC.	PMT-1	PMT-1	PMT-1	PMT-1	UNGR.	UNGR.	UNGR.	UNGR.	UNGR.
101	WOMENS TOILET	SP	WB	OSP.	OSP.	OSP.	PMT-3	PMT-3	PMT-3	PMT-3	OSP.	E-C	8'-0"	PMT-3	PAINT GROUND
102	MENS TOILET	SP	WB	OSP.	OSP.	OSP.	PMT-3	PMT-3	PMT-3	PMT-3	OSP.	E-C	8'-0"	PMT-3	PAINT GROUND
103	UTILITY	SC	WB	OSP.	OSP.	OSP.	PMT-1	PMT-1	PMT-1	PMT-1	OSP.	E-C	8'-0"	PMT-3	POSSIBLE

LEGEND: SC SCALED CONCRETE    WB VINYL PLANK FLOORING    CONC. CONCRETE    UNGR. UNGRAVELLED    REMARK NOTES: 1. PAINT TO BE UNDER BASE COAT. 2. PAINT TO BE UNDER BASE COAT. 3. PAINT TO BE UNDER BASE COAT. 4. PAINT TO BE UNDER BASE COAT.

VERIFY ALL FINISH INFORMATION WITH OWNER PRIOR TO CONSTRUCTION

DOOR AND FRAME SCHEDULE															
MARK	DOOR	FRAME	DETAILS	REMARKS											
NO.	SIZE	FIN.	PROF.	HT.	WT.	GL.	GL.	GL.	GL.	GL.	GL.	GL.	GL.	GL.	
	W	H	T												
100	2'-0"	7'-0"	1/3/4"	A	FF	A	AL	C	FF						A
101	3'-0"	7'-0"	1/3/4"	A	NO	PNT	A	PNT	A	PNT					B
102	3'-0"	7'-0"	1/3/4"	A	NO	PNT	A	PNT	A	PNT					B
103	3'-0"	7'-0"	1/3/4"	A	NO	PNT	A	PNT	A	PNT					C

1. GLASS - 1" FULLY TEMPERED CLEAR LOW-E GLASS

DOOR ELEVATIONS: SCALE 1/8" = 1'-0"

FRAME ELEVATIONS: SCALE 1/8" = 1'-0"

FRAME PROFILES: SCALE 1/8" = 1'-0"

HARDWARE GROUPS:  
A. CONTINUOUS HINGES, PLANK SETS, GLASS, OVERHEAD STOP.  
B. 1 1/2" MIN. HINGES, PLANK SETS, GLASS, OVERHEAD STOP, WALL STOP.  
C. 1 1/2" MIN. HINGES, PLANK SETS, GLASS, OVERHEAD STOP.

VERIFY ALL DOOR INFORMATION WITH OWNER PRIOR TO FRAMING AND ORDERING

TOILET ACCESSORIES SCHEDULE			
ITEM DESCRIPTION	STANDARD	ACCESSORY	REMARKS
TOILET ROLL TOWEL			1.5" DIA. 2.5" WIDE
TOILET TISSUE DISPENSER			CONCEALED MOUNTING
30" GRAB BAR			CONCEALED MOUNTING
42" GRAB BAR			CONCEALED MOUNTING
MIRROR UNIT			CONCEALED MOUNTING
SOAP DISPENSER			CONCEALED MOUNTING
HAND SANITIZER			CONCEALED MOUNTING
SHOWER HEAD			CONCEALED MOUNTING

### Index of Drawings

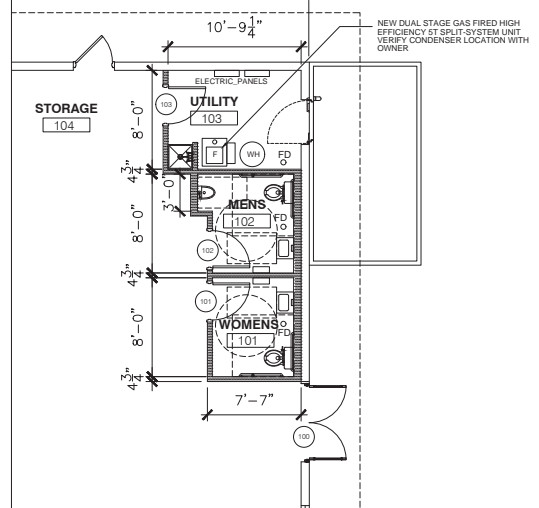
NUMBER	NAME	ISSUED	% COMPLETE	REVISED
A1.10	FLOOR PLANS	3/26/24	100%	XX-XX-24
A1.11	BUILDING SECTION/DETAILS	3/26/24	100%	XX-XX-24
A1.12	CEILING/LIGHTING PLAN	3/26/24	100%	XX-XX-24

**Building Classification**

ORIGINAL OCCUPANCY - A2 ASSEMBLY/RESTAURANT  
 POTENTIAL OCCUPANCY - A2, B, M  
 TYPE III UN-PROTECTED NON-COMBUSTIBLE/COMBUSTIBLE CONSTRUCTION  
 A2 - 5,000SF ALLOWED / B - 19,000SF ALLOWED / M - 12,500SF ALLOWED  
 ACTUAL SF = 3,800SF PASSES - NO SPRINKLER REQUIRED  
 HOWEVER, PER A2 - 903.2.1.2: IF FIRE AREA EXCEEDS 5,000 SQF SPRINKLER WOULD BE REQUIRED.  
 HOWEVER, PER B - 903.2.1.2: IF FIRE AREA EXCEEDS 12,000 SQF SPRINKLER WOULD BE REQUIRED.  
 HOWEVER, PER A2 - 903.2.1.2: IF OCCUPANCY EXCEEDS 100 OCCUPANTS WOULD BE REQUIRED.  
 ANTICIPATED SEATING AREA IF A2 = 900SF/OCCUPANT = 60 UP TO 99 OCCUPANTS  
 PASSES NO SPRINKLER WILL BE REQUIRED  
 EXIT REQUIREMENTS:  
 OCCUPANCY EXCEEDS 49 - (2) REMOTE EXITS REQUIRED  
 REMOTE EXIT SINCE SPRINKLER DEFINED AS 1/2 OF THE DIAGONAL DISTANCE (SEATING AREA)  
 DIAGONAL DISTANCE = 42'-0" / 1/2 = 21'-0" MINIMUM DISTANCE REQUIRED  
 DISTANCE BETWEEN EXITS = 24'-0" - PASSES  
 MAXIMUM TRAVEL DISTANCE TO EXITS = 200LF - MAXIMUM DISTANCE TO EXIT 30 LF - PASSES  
 POTENTIAL CAPACITY OF EXIT DOORS:  
 30" DOOR LEAVES - 7" HARDWARE = 2" DOOR SWING = 30"x20"/OCCUPANT = 140 OCCUPANTS  
 (2) EXIT DOORS PROVIDED AT FRONT OF PUBLIC SPACE = 300 POTENTIAL OCCUPANTS - PASSES  
 (1) EXIT DOOR PROVIDED AT REAR OF PUBLIC SPACE FOR STAFF = 160 OCCUPANTS - PASSES

**Applicable Building Codes**

- 1999 BOCA National Building Code
- 1999 National Electric Code (NEC)
- 2018 Illinois Plumbing Code (IPC) and Amendments
- 1999 National Mechanical/Fuel Gas Code
- 1999 BOCA National Property Maintenance Code
- 1993 BOCA Energy Conservation Code
- 2018 Illinois Accessibility Code and current Amendments
- AMERICANS WITH DISABILITIES ACT 2010 AND CURRENT AMENDMENTS



**ERIC SPENCER ARCHITECT**  
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Sheet Title: FLOOR PLANS  
 WHITE BOX FINISH-OUT  
 735 W. BROADWAY  
 CENTRALIA, ILLINOIS 62901

REVISIONS:  
 1 3-26-24 2006 JKX

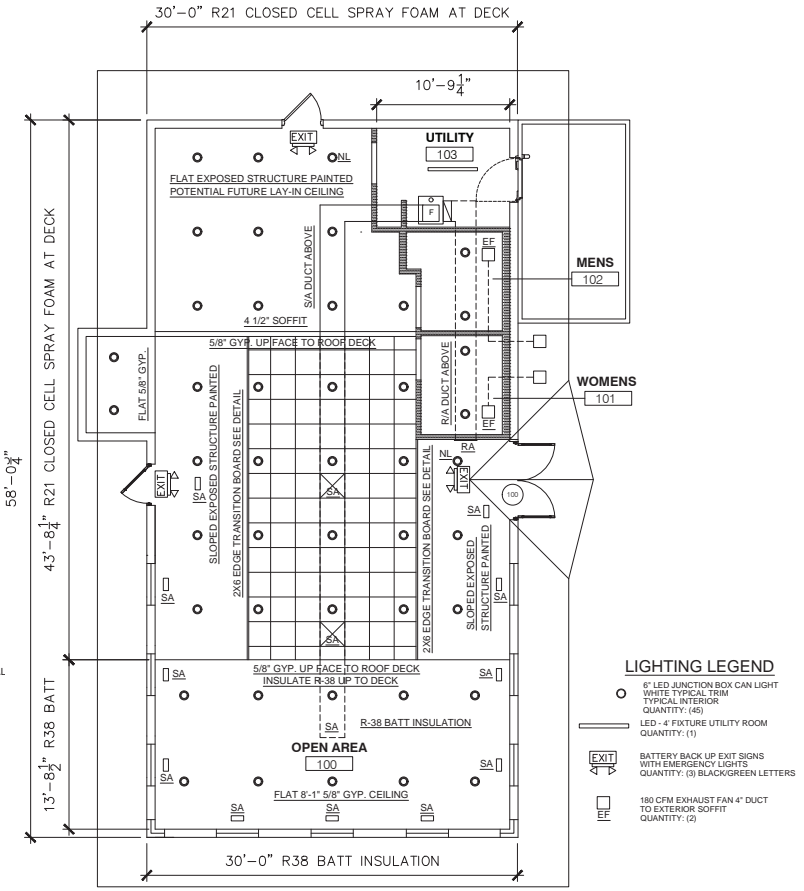
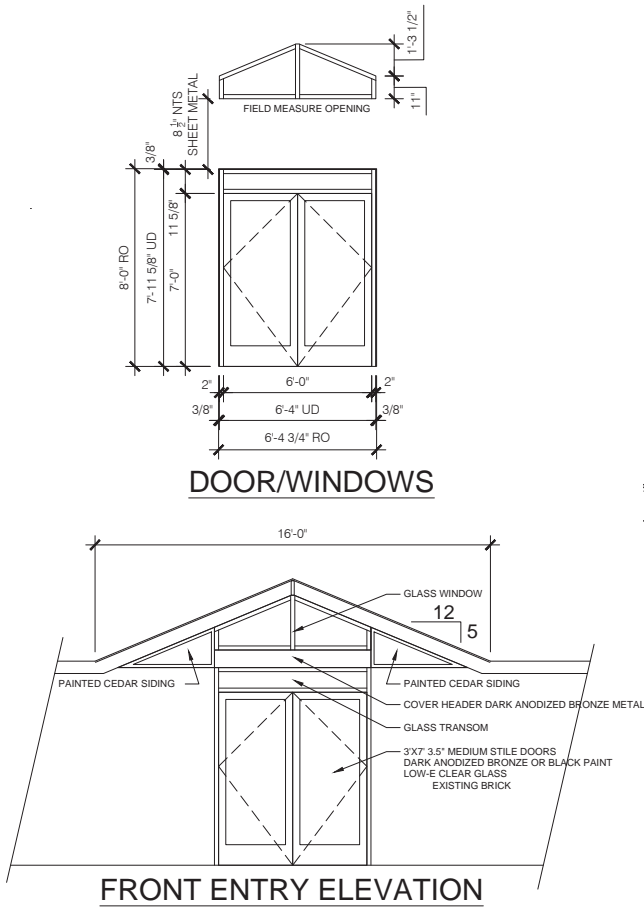
PROJECT NO.: SA-#24108  
 DATE: 1-9-20-24

**A1.10**  
 1 OF 3

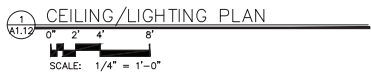
\*Not to Scale

# FLOOR PLAN

735 West Broadway, Centralia, IL 62801



- LIGHTING LEGEND**
- 6" LED JUNCTION BOX CAN LIGHT  
WHITE TYPICAL TRIM  
TYPICAL INTERIOR  
QUANTITY: (45)
  - LED - 4" FIXTURE UTILITY ROOM  
QUANTITY: (1)
  - EXIT BATTERY BACK UP EXIT SIGNS  
WITH EMERGENCY LIGHTS  
QUANTITY: (3) BLACK/GREEN LETTERS
  - RF 180 CFM EXHAUST FAN 4" DUCT  
TO EXTERIOR SOFFIT  
QUANTITY: (2)



DATE:  
EXPIRES 1-30-24

**ERIC SPENCER ARCHITECT**  
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Sheet Title: CEILING/LIGHTING PLAN  
WHITE BOX FINISH-OUT  
735 W. BROADWAY  
CENTRALIA, ILLINOIS 62801

NO.	DATE	DESCRIPTION
1	2-28-24	2024

PROJECT NO:  
SA-#24108  
DATE: 1-3-20-24

**A1.12**  
3 OF 3

\*Not to Scale

# PROPERTY PHOTOS

735 West Broadway, Centralia, IL 62801

INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



DRIVE THROUGH PHOTO



# OFFICE/RETAIL PROPERTY SUMMARY

735 WEST BROADWAY, CENTRALIA, IL 62801

**LISTING #** 3040

## LOCATION DETAILS:

**Parcel #:** 15-14-13-256-025  
**County:** IL - Clinton  
**Zoning:** Business

## PROPERTY OVERVIEW:

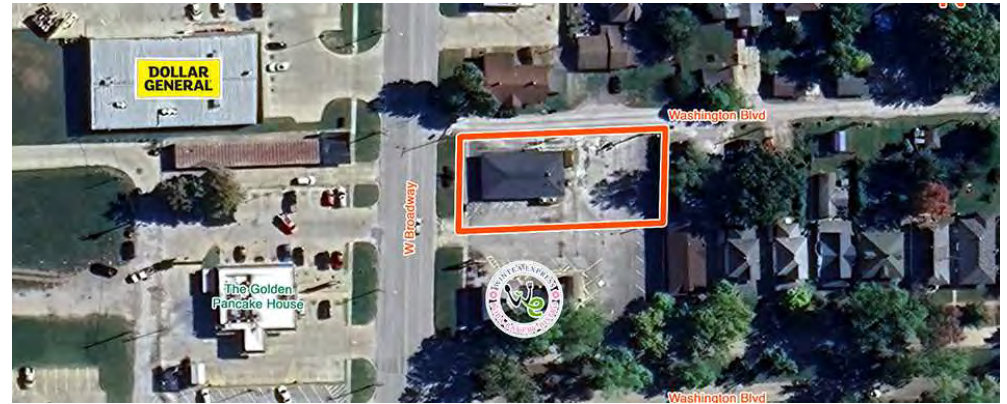
**Building SF:** 2,000  
**Vacant SF:** 2,000  
**Usable Sqft:** 2,000  
**Min Divisible SF:** 2,000  
**Max Contig SF:** 2,000  
**Office SF:** 2,000  
**Retail SF:** 2,000  
**Signage:** -  
**Lot Size:** .27 Acres  
**Frontage:** 75"  
**Depth:** 160'  
**Parking Spaces:** 15  
**Parking Surface Type:** Concrete

## STRUCTURAL DATA:

**Year Built:** 1972  
**Yr Renovated:** 2024  
**Building Class:** -  
**Ceilings:** 8'- 14'  
**Construction Type:** Mixed

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** Yes  
**Opportunity Zone:** Yes



## SALE/LEASE INFORMATION:

**Lease Rate:** \$10.00  
**Lease Type:** NNN

## FINANCIAL INFORMATION:

**Taxes:** \$3,945.00  
**Tax Year:** 2023

## DEMOGRAPHICS:

**Traffic Count:** 5300 on Broadway

## PROPERTY DESCRIPTION:

2,000 SF commercial building located at 735 W. Main Street which is along a major business corridor on west side of Centralia. All restaurant equipment, and fixtures have been removed and interior has been reconfigured and ready for "tenant build-out" to suit a variety of business uses.