



FOR SALE > 7,000 SF FULLY RENOVATED RESTAURANT/BAR

1508 Camp Jackson Rd., Cahokia Heights, IL 62206

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
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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

1508 Camp Jackson Rd., Cahokia Heights, IL 62206



LOCATION OVERVIEW

Ideally situated less than one mile from I-255, this property benefits from excellent regional accessibility and convenient access for both local residents and area travelers. Located within a well-established commercial corridor. The area is experiencing continued investment and growth, highlighted by a new hospital under construction nearby and the planned conversion of the former Walmart facility into a behavioral health medical center. These developments are expected to bring additional employees, visitors, and consumer activity to the immediate area. With a strong local customer base, ample parking, and outstanding access to major transportation routes, this location is well positioned for a restaurant, entertainment venue, gaming operation, or other customer-focused business seeking a highly accessible Metro East location.

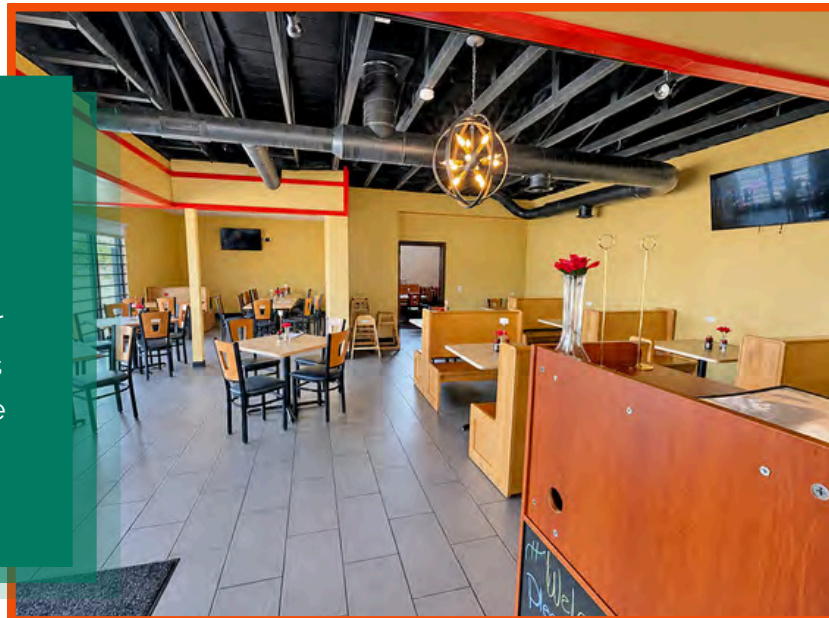
PROPERTY PHOTOS & INFORMATION

1508 Camp Jackson Rd., Cahokia Heights, IL 62206



Dining Area

- Seating Capacity for 108 Guests
- Spacious Dining & Entertainment Area
- Fully Renovated Interior (2026)
- Full Bar Integrated into Dining Area



Gaming Area

- Dedicated Gaming Machine Area
- Built-Out Space for Gaming Operations
- Additional Revenue Potential



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Bar Area

- Full-Service Bar Area
- Integrated with Main Dining Space
- Ideal for Restaurant & Entertainment Operations

Commercial Kitchen

- Fully Equipped Commercial Kitchen
- Walk-in cooler & freezer, extensive cooking equipment, & water filtration system.
- Potential to Reinstall Drive-Thru Window



PROPERTY PHOTOS & INFORMATION

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Electrical Panels

- (2) Separate 200-Amp Electrical Panels



Security

- 30-Camera CCTV Security System



Signage/Parking/Traffic

- Along High-Traffic Retail Corridor
- Strong Commercial Visibility
- Parking for 70+ Vehicles
- Strong Existing Consumer Traffic



ADDITIONAL INFORMATION

Building Specifications

- 7,000 SF Restaurant Facility
- Fully Renovated in 2026
- New Roof
- (5) New HVAC Units

Investment & Business Potential

- Turnkey Restaurant Opportunity
- Ideal for Owner-Operators, Franchisees, or Investors
- Flexible Restaurant & Entertainment Potential
- Positioned for Continued Area Growth

OFFICE/RETAIL PROPERTY SUMMARY

1508 CAMP JACKSON RD., CAHOKIA HEIGHTS, IL 62206

LISTING # 3343

LOCATION DETAILS:

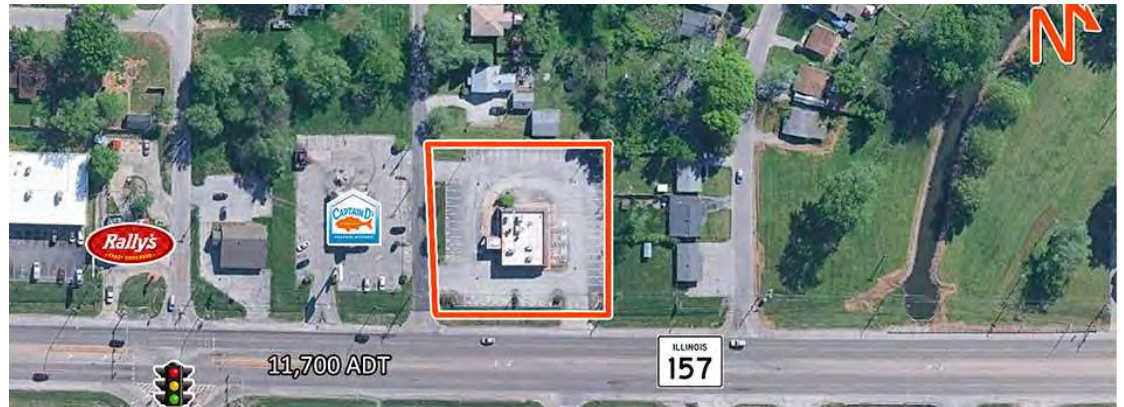
Parcel #: 06-11.0-205-081
County: IL - St. Clair
Zoning: Commercial

PROPERTY OVERVIEW:

Building SF: 7,000
Vacant SF: 7,000
Usable Sqft: 7,000
Min Divisible SF: 7,000
Max Contig SF: 7,000
Office SF: 300
Retail SF: 6,700
Lot Size: 0.98 Acres
Frontage: 203
Depth: 210
Parking Spaces: 70
Parking Surface Type: asphalt

STRUCTURAL DATA:

Yr Renovated: 2026
Ceilings: 11'
Construction Type: Brick



SALE INFORMATION:

Sale Price: \$600,000
Price / SF: \$85.71

FINANCIAL INFORMATION:

Taxes: \$18,727.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 11,700

PROPERTY DESCRIPTION:

This 7,000-square-foot restaurant was fully renovated in 2026 and features a new roof, five new HVAC units, a 30-camera CCTV security system, and 2 separate 200-amp electrical panels. The property is fully equipped with a commercial kitchen. The dining area offers seating for 108 guests and includes a full bar area. A dedicated area has been built out for gaming machines, providing an additional revenue opportunity. Potential to reinstall a drive-thru window, parking for more than 70 vehicles. Strategically located within a high-traffic retail corridor. Surrounded by established restaurants, the property benefits from strong consumer traffic and continued area growth. A new hospital is under construction across the street, and the nearby Walmart is planned for conversion into a behavioral health medical facility, creating significant future traffic and demand generators. Turnkey opportunity for an owner-operator, franchisee, or investor seeking a fully equipped restaurant and entertainment venue in a rapidly growing commercial and healthcare district.

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