

Lacon, IL

TURN-KEY, LONGSTANDING, ESTABLISHED RESTAURANT ON 2 ACRES OF LAND



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Kenyon's Place - 1217 5th St. Lacon, IL



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



Lacon, IL

Lacon is a city in Marshall county, IL. It is part of the the Peoria, Illinois Metropolitan Statistical Area. Lacon was named after Laconia, a region of Greece. Lacon was established in 1831 and is situated on the east shoreline of the Illinois River. As of the census of 2000, there were 1,979 people, 797 households and 540 families residing in the city. The population density was 1,233.9 people per square mile. Source: wikipedia.org

Kenyon's Place- 1217 5th St. Lacon, IL 61540

Size (Approx.) 6,786 Main Floor + 1,700 SF Basement

Building Size Approx. 8,600 SF

Lot Size 87,120 SF (2 Acres)

Price \$899,000 (Real Estate + Business)

For additional information or to schedule a showing contact:

Chad Severson

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Demographics

	Total
Population	
2010 Total Population	1,937
Incomes	
2010 Median Household Income	\$40,203
2010 Median Income for a Family	\$47,670
2010 Per Capita Income for Lacon, IL	\$18,309

Nearby Businesses

NEW Super Casey's General Store
BP Gas Station
John Deere Dealership

Description

Turn-key restaurant on 2 acres of land in Lacon, IL. Established in 1986, this widely popular local restaurant hosts large groups and has regular clientele. Great location near Marshall County Airport.

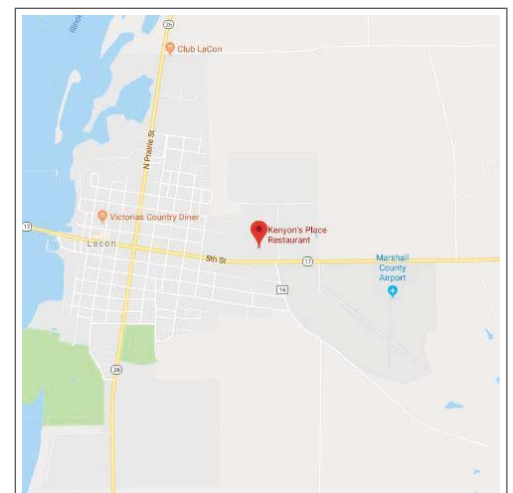
Highlights include:

- 150 seats in the dining area
- Separate banquet room and bar
- 20 minutes from Lake Wildwood and the Mississippi River
- Only open 20 hours per week Wednesdays to Sundays
- Video Gaming is generating extra monthly income
- Extensive FF&E included
- New water heaters and sprinkler system

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. F88 7-30-2013

Map

Busy 5th Street in Lacon, IL



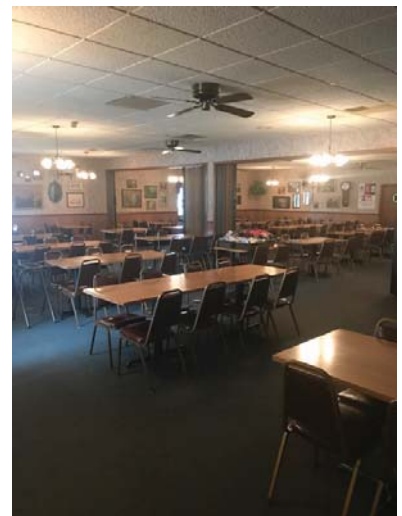
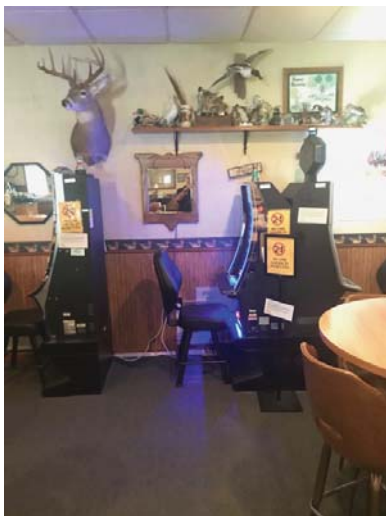
Kenyon's Place - Data Sheet

Agent	Chad Severson (815) 404-9171
Transaction Type	Real Estate and Business Sale. Possible Investment Opportunity.
Type of Property	Single-story freestanding restaurant building on 2 acres of land in Lacon, IL.
Sale or Lease	Sale Only. Lease not an option.
Property Data	
Property Name	Kenyon's Place
Address	1217 5th Street
City, Zip Code	Lacon, IL 61540
Area	Down state Illinois, (30 minutes north of Peoria) on busy Fifth street
County	Marshall
Sale Price	\$899,000 (Real Estate & Business for Sale)
CAM & Insurance	No CAM, Insurance: \$9,700 Annually.
Taxes	2017: \$6,345
Building	Single Story Brick and Mortar. Built in 1986.
# of Seats	Over 180 in main dining, 42 in the bar and 60 in private dining room.
Stories	Single
Size	6,768 SF main floor. 1,700 SF basement. Building is over 8,600 SF.
Lot Size	87,120 SF (2 Acres)
Parking	Over 100
Zoning	Commercial
Licenses	All appropriate licenses are in place: Liquor, Gaming, Health.
A/C & Heat	Electric / Gas. 5 Furnaces (3 years old). New water heaters & sprinkler system.
Electric (amps)	800 Amp with additional emergency generator outside (75kw).
Type of Roof	Membrane, new in 2016.
Type of Basement	Slab, over 1,700 SF.
Ceiling Heights	Varies: 8ft-15ft.

Kenyon's Place - Data Sheet

Nearby Businesses	Local Airport, New Super Casey's General Store, next door to BP Gas Station with Subway, O'Brien's Steel, John Deere Dealership, UPS, FedEx
Location Description	Turn-key business established in 1986, sitting on 2 acres of land. Seats over 150 in the dining area, with a separate banquet room and bar. Great location near the airport. 20 minutes away from Lake Wildwood, and the Mississippi River.
Business Data	
Operating?	Yes, business is currently operating. Do not disturb employees or management.
Business Description	Local restaurant well known for their fried chicken as well as their ability to host large groups. Luncheons, funeral parties, Lions Club meetings, etc. are regular clientele. Only open 20 hours per week, Wednesdays through Sundays and average almost \$7,000 weekly. Video gaming is also generating extra monthly income.
Year Established	1986
Years of Operation	32
No. of Employees	18
Hours of Operation	Wednesday through Sunday, 4-9pm.
Reason for selling	Retirement
Gross Sales	2017: \$332,482. Cash flow numbers available upon request.
Video Gaming?	Yes, 3 terminals. 2017 total gaming profit to business owner over \$12,000.
FF&E included in price? Value?	Yes: Huge kitchen with 11 prep tables, two 3 compartment sinks, 1 dish machine (owned), 1 ice machine, multiple Alto Shams, 6 "Frymaster" fryers, 25 foot hood, 2 flat tops, 18 burner stove, 2 year old ansul system, multiple Hobart slicers, 6 walk in coolers, plus 1 walk in freezer, Perlick draft beer system, and much, much, more!
Inventory included?	Yes, \$13,000 worth of inventory is included in the asking price.
Training provided?	Yes. Duration of training period is negotiable.
Competition/Market Overview	Great opportunity for offsite catering and increased banquets. ALSO AVAILABLE: 4 and 2/3rds acres of soybean fields directly behind property available for additional \$299,000 for a total of 6 acres for sale. Pricing negotiable if all 6 acres are desired for commercial entity take over.

ADDITIONAL PHOTOS



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