



OFFERING MEMORANDUM  
**LONG JOHN SILVER'S/A&W**  
1420 E MAIN STREET | CARBONDALE, IL 62901



Listed in conjunction with IL Broker of Record Bang Realty

Exclusively Marketed By:

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**MIG** MATYSEK INVESTMENT GROUP  
COMMERCIAL REAL ESTATE ADVISORS



# INVESTMENT DESCRIPTION



Matysek Investment Group is pleased to present this opportunity to acquire an absolute NNN leased, drive-thru equipped, Long John Silver's/A&W investment property located in Carbondale, IL. The lease has approximately 14.5 years of remaining term, and the franchisee has a personal guaranty for the remainder of the term.

The subject property is strategically located near the intersection of N Giant City Road & Main Street, where combined traffic counts exceed 45,000 vehicles per day. The site is complete with a large pylon sign, providing excellent visibility along both cross streets. The property is positioned within a dense retail corridor the city of Carbondale, with University Mall nearby and national/credit tenants including a Walmart Supercenter, Taco Bell, McDonald's, Arby's, Lowe's, Burger King, Kohl's, Panda Express, Kroger, and more, further increasing consumer draw to the immediate trade area. Carbondale is the home of the main campus of Southern Illinois University (SIU), just two miles away from the site. The 5-mile trade area is supported by more than 35,000 residents and an average household income of \$46,900.

## INVESTMENT SUMMARY

Tenant	Long John Silver's/A&W
Property Address	1420 E Main St Carbondale, IL 62901
Property Type	Single Tenant Retail
Price	\$1,400,000
Price/SF/Bldg	\$560.00
Net Operating Income	\$88,000
CAP Rate	6.29%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee
Lease Term Remaining	14.5 Years
Occupancy	100%
Building Size	2,500 SF
Land Size	21,780 SF
Year Built / Renovated	2014
APN	15-14-301-009

## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease:** No landlord responsibilities, making it an attractive investment for the passive real estate investor with approximately 14.5 years of term remaining
- **Great Location w/ Unlimited Potential:** Located near the intersection of N Giant City Road & Main Street, where combined traffic counts exceed 45,000 vehicles per day. The site is complete with a large pylon sign, providing excellent visibility along both cross streets.
- **Dense Retail Corridor:** University Mall nearby and national/credit tenants including a Walmart Supercenter, Taco Bell, McDonald's, Arby's, Lowe's, Burger King, Kohl's, Panda Express, Kroger, and more.
- **Dense Demographics:** The 5-mile trade area is supported by more than 35,000 residents and an average household income of \$46,900.

# RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Long John Silver's/A&W	2,500	100%	\$7,333	\$2.93	\$88,000	\$35.20	12/18/2014	12/17/2034	10% every 5 Yrs	NNN	Four 5 Year Options
<b>TOTAL</b>	<b>2,500</b>	<b>100%</b>	<b>\$7,333</b>		<b>\$88,000</b>						





Long John Silver's is an American fast food restaurant chain that specializes in seafood. The brand's name is derived from the novel *Treasure Island* by Robert Louis Stevenson, in which the pirate "Long John" Silver is one of the main characters.

The first Long John Silver's Fish 'n' Chips opened in 1969 in response to growing consumer demand for quick-service seafood.

This new approach gained overwhelming acceptance and has led to bold modern restaurants and a menu that meets the taste of today's consumers. Their promise, to provide each guest great tasting, reasonably priced fish, chicken and seafood in a fast and friendly manner on every visit ensures Long John Silver's position in American Culture.

Long John Silver's has 1,132 stores in 41 states across the country.

For more information, please [www.ljsilvers.com](http://www.ljsilvers.com)



A&W Restaurants, Inc. is an American chain of fast-food restaurants distinguished by its draft root beer, root beer floats and burgers. Its origins date back to 1919 when Roy W. Allen set up a roadside drink stand to offer a new thick and creamy drink, root beer, at a parade honoring returning World War I veterans in Lodi, California. Allen's employee Frank Wright partnered

with him in 1922 and they founded their first restaurant in Sacramento, California, in 1923. The company name was taken respectively from the initials of their last names — Allen and Wright. The company became famous in the United States for its "frosty mugs," where the mugs would be kept in the freezer and eventually get filled with A&W Root Beer before they were served to customers.

Evolving into a franchise in 1926, the company today has 1,200 locations throughout much of the world with each serving a typical fast-food menu of hamburgers, French fries, and hot dogs. A number of outlets serve as drive-in restaurants that have carhops. Previously owned by Yum! Brands, the chain was sold in December 2011 to a consortium of A&W franchisees through A Great American Brand, LLC. A&W restaurants in Canada have been part of a separate and unaffiliated chain since 1972.

For more information, please visit [www.awrestaurants.com](http://www.awrestaurants.com)





## Carbondale, IL

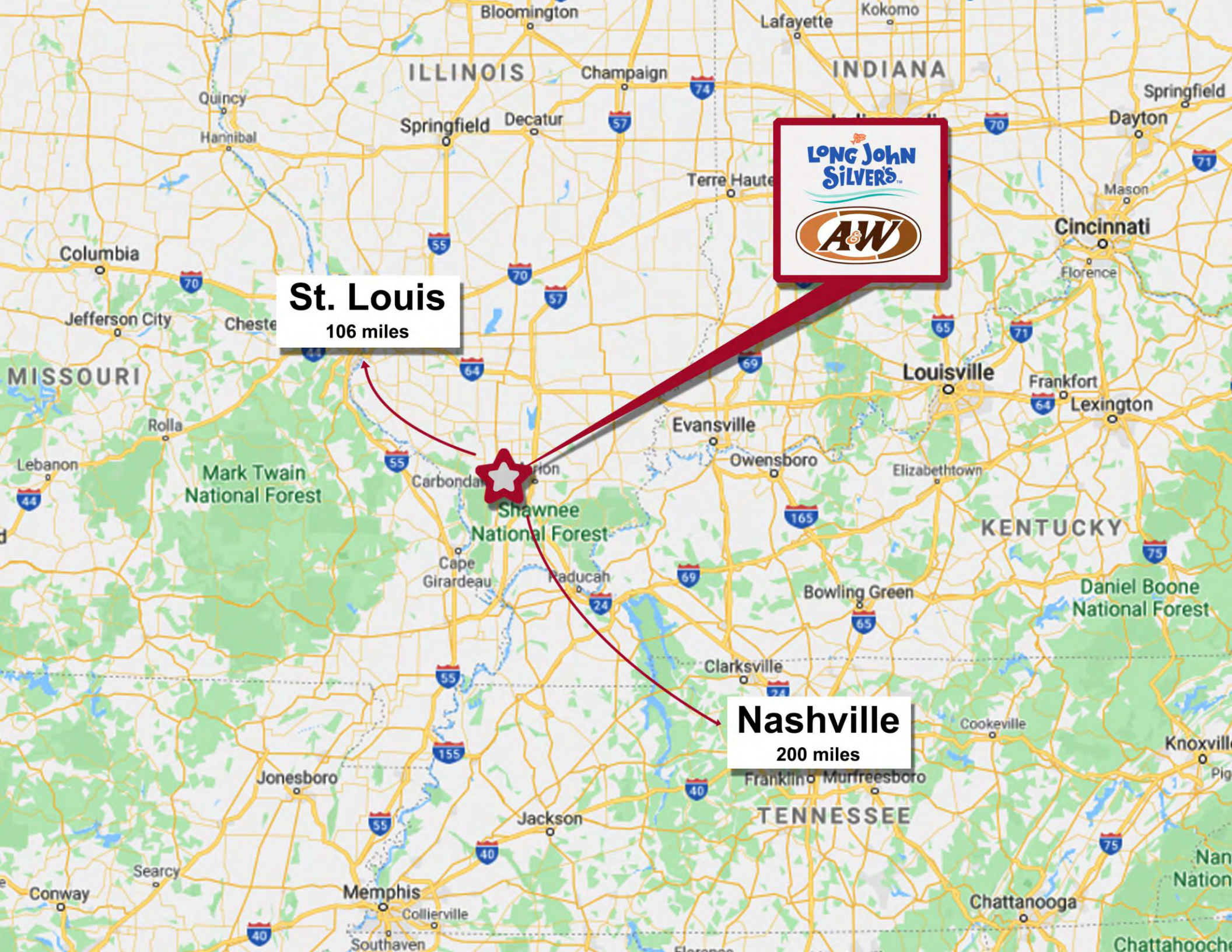
Carbondale is a city in Jackson County, Illinois, United States, within the Southern Illinois region informally known as "Little Egypt." The city developed from 1853 because of the stimulation of railroad construction into the area. Today the major roadways of Illinois Route 13 and U.S. Route 51 intersect in the city. The city is 96 miles southeast of St. Louis, Missouri, on the northern edge of the Shawnee National Forest. Carbondale is the home of the main campus of Southern Illinois University (SIU).

Census reported that there were 25,597 people, 10,018 households, and 3,493 families residing in the city. The population density was 2,152.0 people per square mile. There were 11,005 housing units at an average density of 925.2 per square mile. The racial makeup of the city was 66.08% White, 23.14% Black or African American, 0.22% Native American, 6.67% Asian, 0.08% Pacific Islander, 1.42% from other races, and 2.40% from two or more races. Hispanic or Latino of any race were 3.05% of the population.

There were 9,981 households out of which 17.0% had children under the age of 18 living with them, 22.1% were married couples living together, 10.1% had a female householder with no husband present, and 21.5% were non-families. 43.5% of all households were made up of individuals and 6.9% had someone living alone who was 65 years of age or older. The average household size was 2.33 and the average family size was 2.78.

The median income for a household in the city was \$27,882, and the median income for a family was \$34,601. Males had a median income of \$30,217 versus \$24,114 for females. The per capita income for the city was \$13,346. About 13.5% of families and 21.4% of the population were below the poverty line, including 32.1% of those under the age of 18 and 13.2% of those 65 and older. However, traditional measures of income and poverty can be misleading when applied to cities with high student populations, such as Carbondale.





**St. Louis**  
106 miles

**Nashville**  
200 miles





Walmart

Main Street (30,300 VPD)

LONG JOHN SILVERS  
A&W

TACO BELL

BUFFALO WILD WINGS

Pier 1

N Giant City Road (15,300 VPD)

McDonald's

Arby's

**BARNES & NOBLE**

**BEST BUY**

**chili's**

**DOLLAR TREE**

**amc**

**DICK'S SPORTING GOODS**

**McALISTER'S DELI**

**petco**

**Party City**

**MATTRESS FIRM**

**KIRKLAND'S YOUR HOME DECOR STORE**

**TJ-maxx**

**SHOE CARNIVAL**

**SHERWIN WILLIAMS**

**HomeGoods**

**five BELOW**

E





**LOWE'S**

**HOBBY LOBBY**

**FAZOLI'S**

**DUNKIN' DONUTS**

Logos in the top callout box:

- BARNES & NOBLE
- DOLLAR TREE
- McALISTER'S DELI
- MATTRESS FIRM
- BEST BUY
- amc
- KIRKLAND'S YOUR HOME DECOR STORE
- petco
- chili's
- DICK'S SPORTING GOODS
- SHOE CARNIVAL
- SHERWIN WILLIAMS
- five BELOW
- Party City
- TJ-maxx
- HomeGoods

**LONG JOHN SILVER'S**  
**A&W**

**McDonald's**  
**Arby's**

**Walmart**

**TACO BELL**

**Main Street (30,300 VPD)**

**N Giant City Road (15,300 VPD)**

**Walnut Street (16,100 VPD)**

**University Mall**

Logos in the bottom-left callout box:

- BED BATH & BEYOND
- macys
- Applebee's
- ROSS DRESS FOR LESS
- JCPenney
- ULTA beauty
- goodwill
- Panera BREAD
- FINISH LINE
- maurices

Logos in the bottom-right callout box:

- Pier 1
- KOHL'S
- STAPLES
- STARBUCKS COFFEE
- IHOP RESTAURANT
- BURGER KING
- Kroger
- Freddy's FROZEN CUSTARD & STEAKBURGERS
- BUFFALO WILD WINGS





# University Mall

**Pier 1** **KOHL'S** **STAPLES**

**STARBUCKS COFFEE** **IHOP** **BURGER KING**

**Kroger** **Freddy's STEAKBURGERS** **BUFFALO WILD WINGS**

**BED BATH & BEYOND** **macy's** **Applebee's**

**ROSS DRESS FOR LESS** **JCPenney** **ULTA** **goodwill**

**Panera BREAD** **FINISH LINE** **maurices**

**AutoZone**

**SONIC** **PANDA EXPRESS**

**Walgreens**

**LONG John SILVER'S**

**AW**

**Southern Illinois University**

**Walnut Street (16,100 VPD)**

**Main Street (30,300 VPD)**

**N Giant City Road (15,300 VPD)**

**Walmart**

**TACO BELL**

**McDonald's** **DOLLAR TREE** **MATTRESS FIRM** **Arby's** **LOWE'S** **BARNES & NOBLE** **DUNKIN' DONUTS**

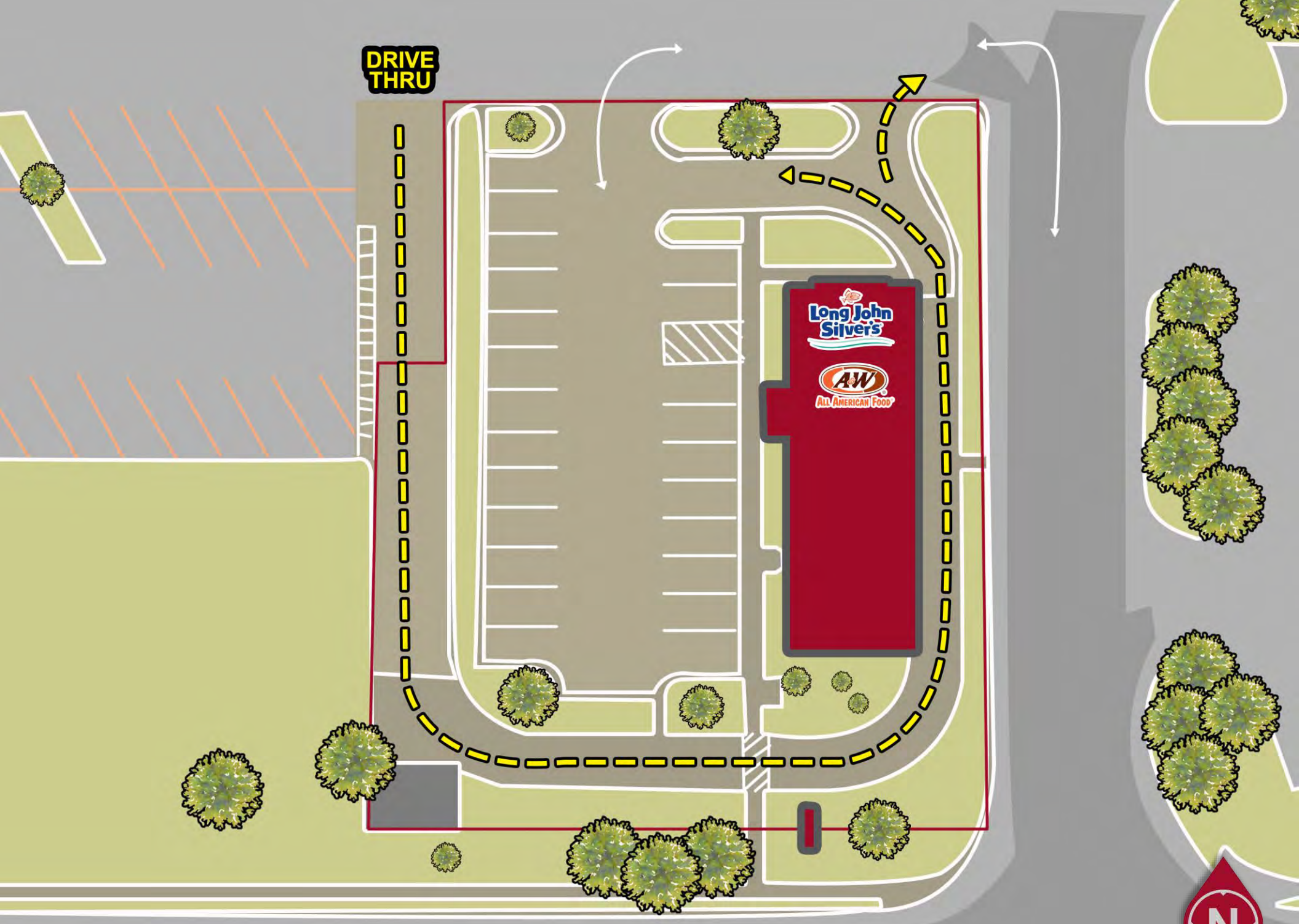
**BEST BUY** **TJ-maxx** **chili's** **HomeGoods** **McALISTER'S DELI** **amc** **SHERWIN WILLIAMS**

**DICK'S SPORTING GOODS** **KIRKLAND'S YOUR HOME DECOR STORE** **petco** **SHOE CARNIVAL** **five BELOW** **ALDI** **FAZOLI'S** **HOBBY LOBBY**





**DRIVE  
THRU**

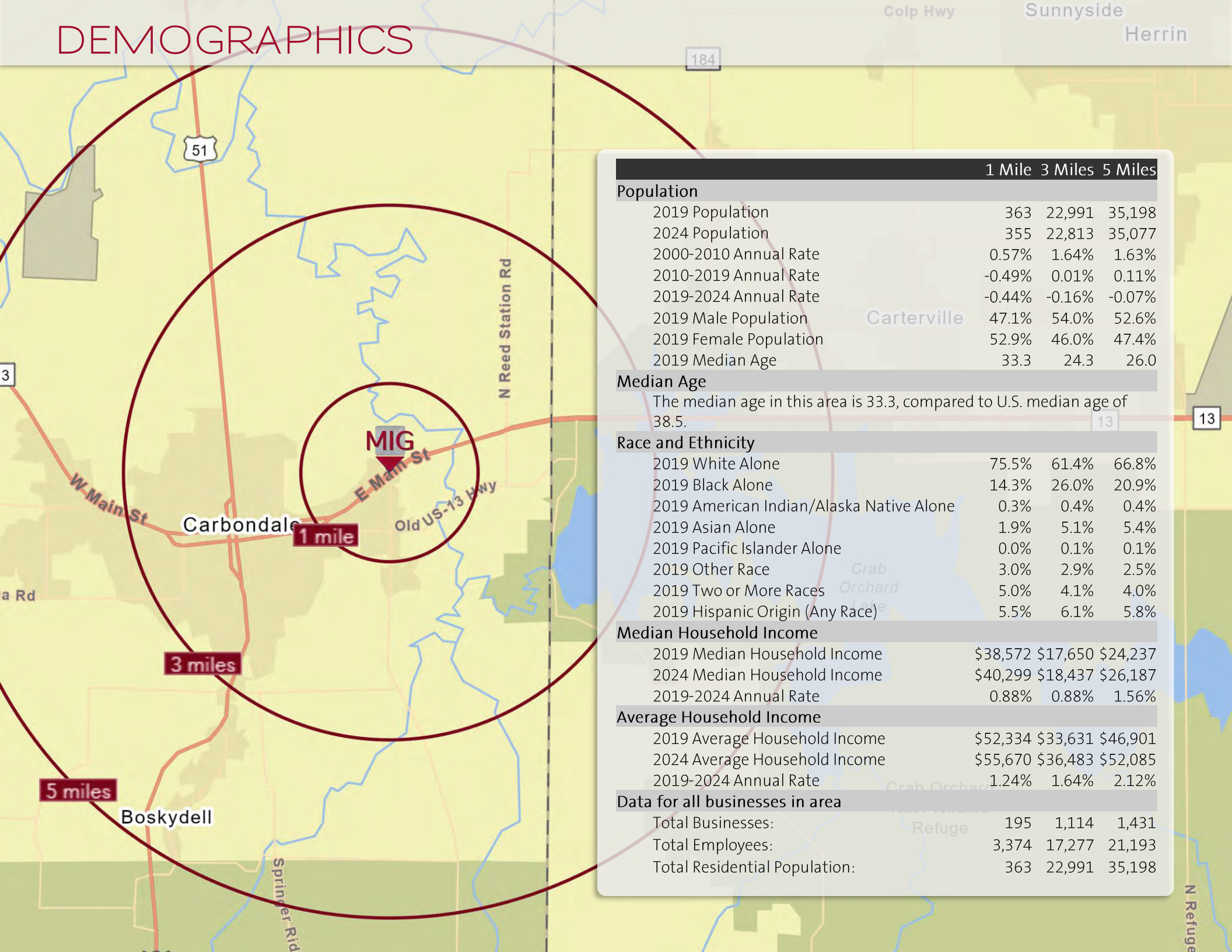


**N Giant City Road**





# DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2019 Population	363	22,991	35,198
2024 Population	355	22,813	35,077
2000-2010 Annual Rate	0.57%	1.64%	1.63%
2010-2019 Annual Rate	-0.49%	0.01%	0.11%
2019-2024 Annual Rate	-0.44%	-0.16%	-0.07%
2019 Male Population	47.1%	54.0%	52.6%
2019 Female Population	52.9%	46.0%	47.4%
2019 Median Age	33.3	24.3	26.0
<b>Median Age</b>			
The median age in this area is 33.3, compared to U.S. median age of 38.5.			
<b>Race and Ethnicity</b>			
2019 White Alone	75.5%	61.4%	66.8%
2019 Black Alone	14.3%	26.0%	20.9%
2019 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2019 Asian Alone	1.9%	5.1%	5.4%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	3.0%	2.9%	2.5%
2019 Two or More Races	5.0%	4.1%	4.0%
2019 Hispanic Origin (Any Race)	5.5%	6.1%	5.8%
<b>Median Household Income</b>			
2019 Median Household Income	\$38,572	\$17,650	\$24,237
2024 Median Household Income	\$40,299	\$18,437	\$26,187
2019-2024 Annual Rate	0.88%	0.88%	1.56%
<b>Average Household Income</b>			
2019 Average Household Income	\$52,334	\$33,631	\$46,901
2024 Average Household Income	\$55,670	\$36,483	\$52,085
2019-2024 Annual Rate	1.24%	1.64%	2.12%
<b>Data for all businesses in area</b>			
Total Businesses:	195	1,114	1,431
Total Employees:	3,374	17,277	21,193
Total Residential Population:	363	22,991	35,198

# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.



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