

# Taco Bell

2942 Riverstone Court, Kankakee, Illinois, 60901



## Property

The property consists of a 2,280 SF building with a drive-thru on 1.0826 acres along Interstate 57. The site is shadow anchored by a Walmart Supercenter with signalized access. This Walmart pulls from 83,929 people within 10 miles. Other retailers nearby include Tractor Supply, Dollar Tree, Dunkin' Donuts, Subway, T-Mobile, Speedway, and Murphy USA. This location is perfect for Taco Bell as it takes advantage of the local 41,420 people living within 5 miles plus all of the industrial and daytime employees located nearby for enhanced lunch traffic. Additionally, there are 23,500+ people driving by I-57 daily which expands the trade area to travelers looking for a quick bite to eat. This store does very well and is positioned to benefit from both local and out of town traffic.

## Trade Area

Kankakee is located only 60 miles south of downtown Chicago, which is accessible via a METRA train 10 miles to the north. This offers local residents a low cost of living with easy access to the big city amenities. The area is rapidly growing with new investments all across the community. There has been over \$500 million invested into the local economy over recent years for major construction projects which include the expansion of a local steel plant, CSL Behring expansion, new Meijer Grocery Store, a new 185,000 sf Army National Guard Center, expansion of the local water treatment plant, various apartment projects, and a 14,700 acre Turbine Wind Farm. Kankakee is also home to Olivet Nazarene University, which is a private 4-year school with nearly 5,000 students.

**Download the OM for more information.**

**Price:** \$2,827,805 **Cap Rate:** 5.15%



**± 18 Years Remaining**  
(Recent Lease Extension)



**Absolute NNN**  
Fee Simple Ownership



**10% Rent Increases**



**100+ Unit Operator**



**Highly Visible Interstate Location**



**Shadow Anchored by Walmart**



**41,420 People within 5 miles**



**33,139 Combined VPD**

**Download Offering Memorandum >>**

|                            |  |
|----------------------------|--|
| <b>Location:</b>           | 2942 Riverstone Court, Kankakee, Illinois, 60901 |
| <b>County:</b>             | Kankakee County                                  |
| <b>Tenancy:</b>            | Single   |
| <b>Property Type:</b>      | Restaurant - Fast Food                           |
| <b>Building Size:</b>      | ± 2,280 SF                                       |
| <b>Land Area:</b>          | ± 1.0826 Acres                                   |
| <b>Year Built:</b>         | 2008   |
| <b>Occupancy:</b>          | 100%   |
| <b>Ownership Interest:</b> | Fee Simple                                       |
| <b>Environmental:</b>      | Clean Phase I                                    |

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