



4851 E PROSPERITY PL

Decatur, IL 62521



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

FORMER SONIC DRIVE-IN

4851 E Prosperity Pl | Decatur, IL 62521

EXCLUSIVELY LISTED BY



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±2,336 SF
GLA



2016
Year Built



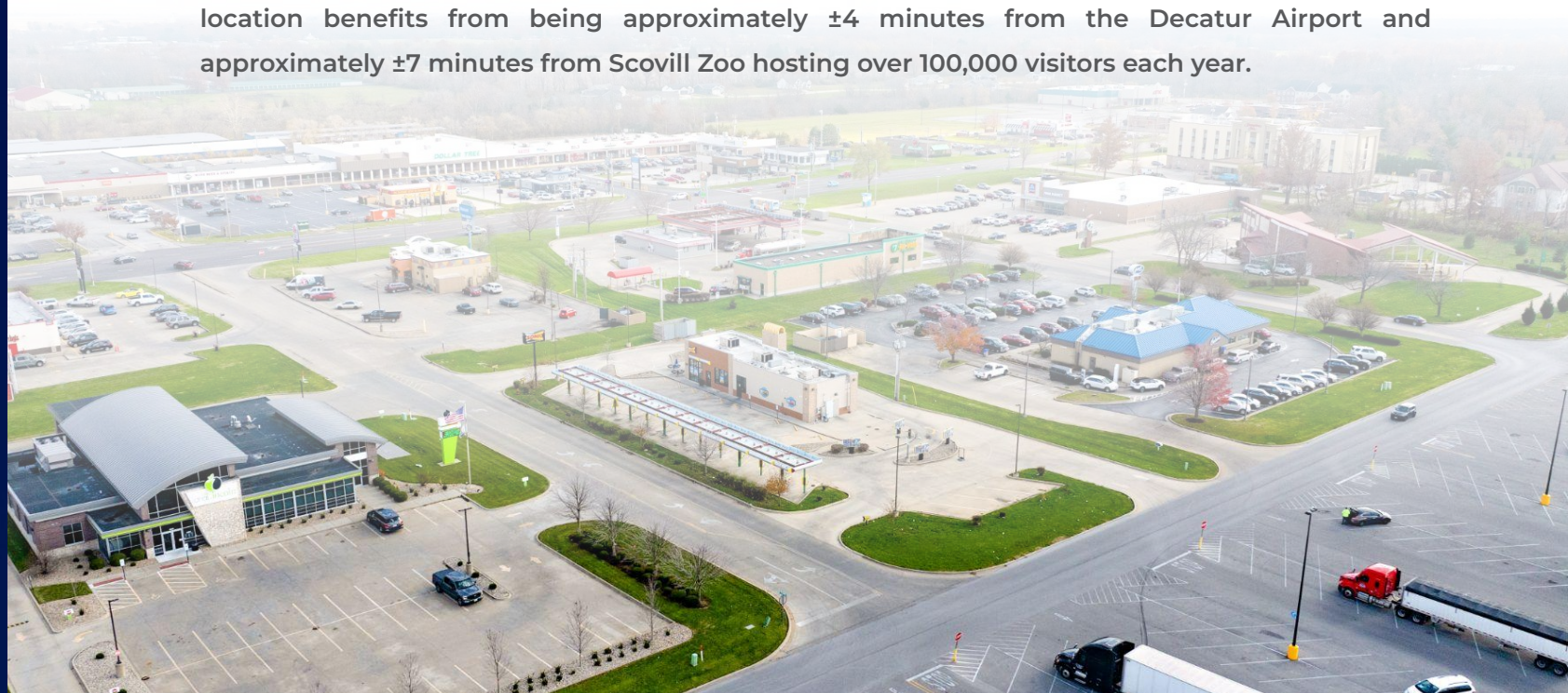
±13,000
Vehicles Per Day



NNN
Lease Type

PROPERTY OVERVIEW

- **Store Size:** This vacant Sonic drive-in has ±2,336 SF available for sale at \$1,125,000. Located on a ±0.91 acre parcel, this site is equipped with a double drive-thru allowing the use for another Sonic or QSR concept. The site is also available for lease (contact broker).
- **Strong Anchor:** The subject property is located in a Walmart anchored shopping center with other nearby tenants including Subway, Culver's, Taco Bell, Arby's, Walgreens, and Dollar Tree, increasing day to day foot traffic. This center averages over ±19,000 visits per month according to AlphaMaps.
- **Traffic Counts:** This property is approximately ±0.2 miles from US Hwy 36 subject to over ±13,000 VPD in the Decatur/Springfield submarket. There is existing elevated signage allowing for fantastic visibility and business identity. Additionally, this site benefits from an abundance of parking spaces, providing significant parking for employees and customers.
- **Demographics:** The shops here have strong demographics with a population of over 94,520 residents and an average household income of \$88,105 within a ±10-mile radius.
- **Location Highlights:** The subject property is the only dine-in Sonic in the state of Illinois. This location benefits from being approximately ±4 minutes from the Decatur Airport and approximately ±7 minutes from Scovill Zoo hosting over 100,000 visitors each year.





TENANT PROFILE

Sonic Drive-In, an iconic fast-food chain, has established a formidable presence across America with over 3,500 locations, making it a staple in the nation's culinary landscape. Founded in 1953 in Shawnee, Oklahoma, Sonic's growth has been marked by its expansion into diverse communities, both urban and rural. The unique drive-in format, where customers can order from their cars and enjoy classic car hop service, has resonated with consumers across the country. The brand's strategic placement of drive-ins along highways, suburban streets, and city centers has contributed to its widespread accessibility. This geographic diversity not only reflects Sonic's commitment to catering to a broad demographic but also highlights its adaptability to various market demands. As Sonic continues to thrive, its extensive network of locations remains a key factor in maintaining its status as a prominent player in the American fast-food landscape.

An aerial photograph of a commercial area. A large, rectangular building with a blue roof is highlighted with a blue border. The building is situated in a parking lot area, surrounded by other commercial buildings and parking lots. The background shows a mix of commercial and residential areas, with fields visible in the distance.

HEADQUARTERS
OKLAHOMA CITY

YEAR FOUNDED
1953

OF LOCATIONS
3,545



Rural King
America's Farm and Home Store



DOLLAR TREE



36

± 13,000 VPD



DECATUR EARTHMOVER CREDIT UNION

S MOUNT ZION ± 14,000 VPD



SUBJECT PROPERTY



LLCU
LAND OF LINCOLN CREDIT UNION

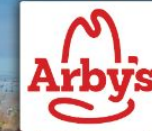


DECATUR AIRPORT

±1.1 MILES AWAY



± 13,000 VPD



SUBJECT PROPERTY



S MOUNT ZION ±14,000 VPD

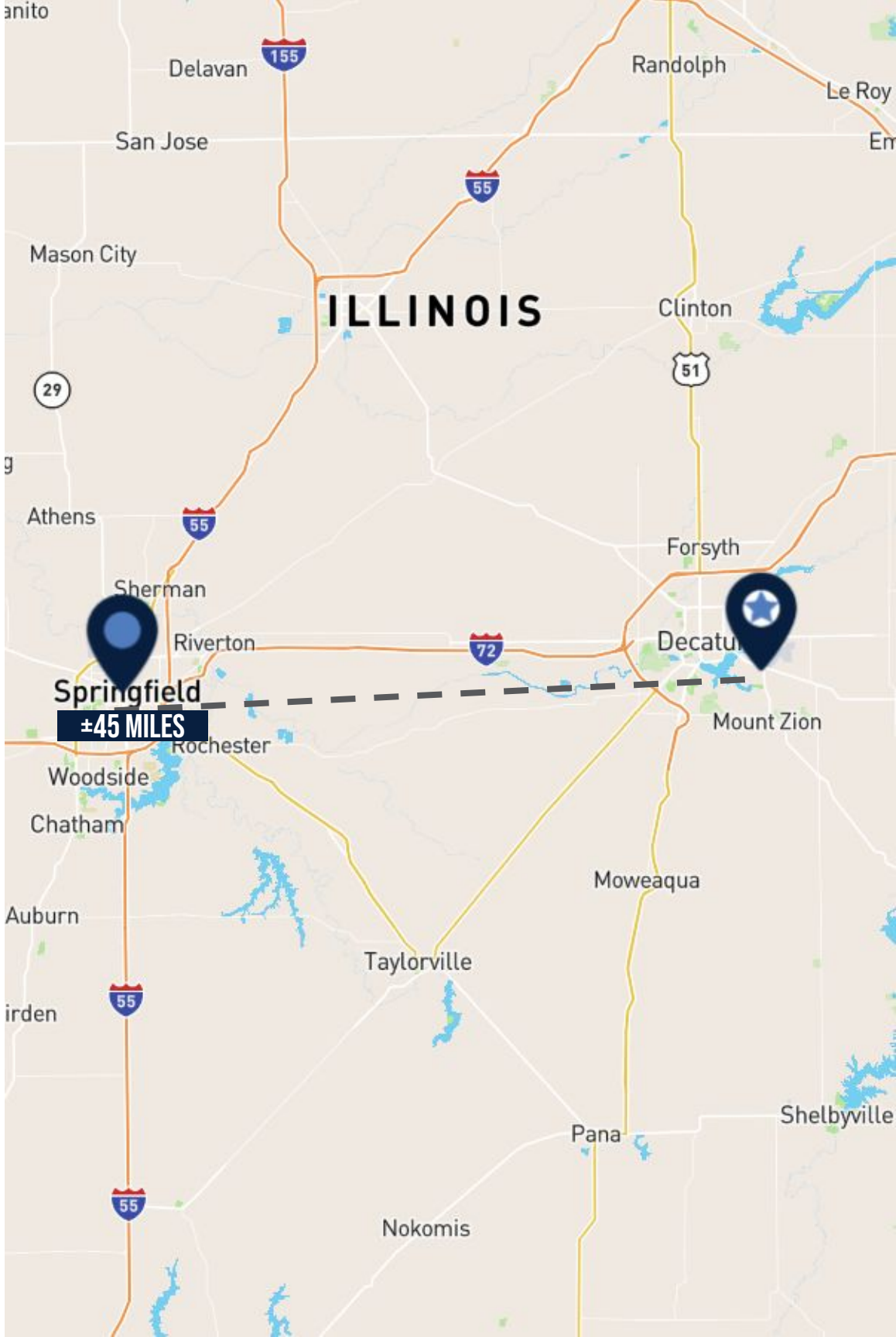
AREA OVERVIEW

Decatur, Illinois, is a small city located in central Illinois surrounded by the flat farmland of Macon County. Founded in the early 19th century, Decatur has maintained its historic character while evolving into a key regional center.

Decatur is a tight-knit community where agriculture, manufacturing, and education continue to be vital to its economy and culture. The city is known as the "Soybean Capital of the World" for its connection to farming and agricultural industries.

Geographically, Decatur benefits from its location along major highways including Interstate 72 and U.S. Route 51, providing convenient access to larger cities like Springfield and Chicago. While Decatur offers a slower pace of life, its proximity to Springfield, just 30 minutes away, allows residents to access more shopping, dining, and healthcare options. Decatur's location also places it within easy reach of larger metropolitan areas, making it an ideal place for those who appreciate a small-town atmosphere with the convenience of urban amenities nearby.

DEMOGRAPHICS			
POPULATION	2-MILE	5-MILE	10-MILE
Current Year Estimate	8,410	46,863	94,613
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
Current Year Estimate	3,775	20,154	40,676
INCOME	2-MILE	5-MILE	10-MILE
Average Household Income	\$92,694	\$66,813	\$69,264



SPRINGFIELD, IL MSA

Springfield, Illinois, the state capital, is a city steeped in history and culture, most famously as the home of Abraham Lincoln. Visitors can explore Lincoln's legacy through the Abraham Lincoln Presidential Library and Museum, Lincoln's Home National Historic Site, and the Lincoln Tomb at Oak Ridge Cemetery. The Old State Capitol and the Dana-Thomas House, designed by Frank Lloyd Wright, further highlight the city's historical and architectural significance. These landmarks, along with guided tours and exhibits, make Springfield a key destination for history enthusiasts.

Tourism in Springfield is fueled by a mix of events, attractions, and outdoor activities. The Illinois State Fair draws large crowds with its entertainment, exhibits, and food. Nature lovers can enjoy Washington Park trails and botanical gardens or the recreational opportunities at Lake Springfield. The city also offers a vibrant arts scene and culinary highlights like the famous horseshoe sandwich, making it an inviting destination for visitors of all interests.

ECONOMY

Springfield, Illinois, has a diverse economy driven by government, healthcare, education, and tourism. As the state capital, government operations are a primary economic driver, employing a significant portion of the local workforce. The presence of state agencies, including the Illinois State Legislature, attracts professionals in law, administration, and public policy. Healthcare also plays a central role in Springfield's economy, with major institutions like Memorial Health and Springfield Clinic providing jobs and specialized medical services. Education contributes significantly through institutions like the University of Illinois Springfield, which not only supports local employment but also attracts students from across the state.

Tourism adds another layer to Springfield's economic landscape, fueled by the city's historical landmarks and annual events like the Illinois State Fair. These attractions draw millions of visitors annually, benefiting local businesses, restaurants, and hotels. The city also has a growing retail and service sector, supported by its central location and connectivity via major highways and rail lines. Agriculture, while less prominent within the city, remains an important part of the surrounding region's economy, contributing to the food processing and distribution industries in Springfield. Together, these sectors create a stable economic foundation and provide opportunities for growth and investment.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4851 E Prosperity Pl, Decatur, IL, 62521** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

MATTHEWSTM

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