United Country Burke Auction and Realty
National Marketing, Local Expertise
Office Ph: (618) 592-4200
6451 E. 1050th Ave.
Robinson, IL 62454

1408 W Main St Robinson, IL 62454

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Commercial	Active	**Delayed Marketing Y/N:**	**LP:** $7,443
MLS#: 6255055	**DOM:** 0		**OP:** $7,443

Year Built:	2003	**Leased:**	Yes
Bus Name:	Tasty Chick'n Southeast LLC		
PropSubType:	Restaurant	**Avail for Lse:**	Yes
Bus Only:	Yes	**SF Bldg:**	
Apx Acres:	1.18	**SF Office:**	0
Lot SqFt:	51,401	**SF Manuf:**	
Apx Lot Dim:		**SF Whse:**	
Gross Inc:		**SF Other:**	3,932
Net Inc:		**Tot SF:**	0
Total Exp:		**SF Source:**	Public Records
Lake YN:	No	**Protect Pd:**	

Tax Information & Legal

County:	Crawford	**Tax ID:**	05-4-33-010-034-999
Taxes/Yr:	$26,802/2024	**Tax Exmptn:**	None
Legal:	RON WILLIAMSON SUBDIVISION LOT 3 W/2 NW SEC 33-7-12		

Property Information and Features

Zoning:	COM	**Water:**	Public	**Sewer:**	City Sewer	**CFD Avail:**	No
Utility Comp:				**Covenants:**	No		
AltSubTypes:	Restaurant						
Rd Front:	154	**Loading Dock:**		**Park Sp:**	50	**Ceiling Ht:**	
Levels #:	1.0	**Drive-in Dr:**	0	**OH Doors:**	0	**OH Door Ht:**	
Landlord Pays:	No Utilities			**Roof:**			
Electric:		**Water:**	Public	**Sewer:**	City Sewer		
Bus Type:	Restaurant			**Drve Cnst:**			
Heat/Cool/WH:	Forced Air/Central/Gas						

Commercial Lease Information

Type Offrd:	Sublet			**SqFt Min:**		**SqFt Max:**	3,932
Rent Min Pd:	7,443	**Rent Min Frq:**	Monthly	**Rent Max Pd:**	7,443	**Rent Max Frq:**	Monthly
Use:	Retail						
Date Avail:	09/10/2025	**Date Range:**	30 Days	**Term Exp:**	Yes	**Elevator:**	No
Exst BuildOut:	Shell Space						
BuildOut As:	Other			**Space Cond:**	Need Renovation		
Layout:	Mostly Open Plan						
Sprinklers:	Wet	**Parking:**	Parking Lot, 50 spaces			**Slab Ht:**	
Column Dim:				**Core Factor:**	Triple Net Lease		

Features: In City Limits , Kitchen, Handicap Access, Private Restroom

Property Desc: Former fast food restaurant available for sublease in a prime Robinson, IL location. The property features an existing kitche layout, drive-thru window, and dining area ready for renovation or customization. Ample parking and strong visibility from main roads provide excellent customer access. Positioned in an active retail and restaurant corridor, this space offers strong potential for a new operator to establish or expand their business. * Triple Net Lease *

Lse Rmrks: * This Property is for Sublease | Triple Net Lease *

Remarks and Showing Instructions

Public: * This Property is for Sublease * Former fast food restaurant available for sublease in a prime Robinson, IL location. The property features an existing kitchen layout, drive-thru window, and dining area ready for renovation or customization. Ample parking and strong visibility from main roads provide excellent customer access. Positioned in an active retail and restaurant corridor, this space offers strong potential for a new operator to establish or expand their business.

Agent: * This Property is for Sublease | Triple Net Lease*

Show Instructions/Lockbox: Call for appointment

Listing Information

List Office:	United Country Burke Auction and Realty (19			**List Date:**	09/19/2025
Office Phone:	618-592-4200	**Owner Name:**	Tasty Chick'n Southeast, LLC	**Expire Date:**	02/25/2026

List Agent:	Bill Burke (359500545)		
Phone:	618-592-4200	**2nd Owner:**	
List Type:	Excl Rt To Sell	**Agt Owned:**	No
Possession:	At Close		

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. Matrix.CIBRMLS.com
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