



COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



PRICE
\$325,000

FF&E
Included in sale

YEAR ESTABLISHED
2012

LEASEHOLD
\$2,275/month

TOTAL SALES
\$747,556 (2024)

HOURS
Tuesday-Saturday

REASON FOR SELLING
Owner is Retiring

414 N. MAIN STREET, BLOOMINGTON

REALITY BITES | **FOR SALE**

Since **2012**, the current ownership has successfully operated **Reality Bites** as an established fine-dining destination in Bloomington-Normal. Now available, this **fully equipped, turn-key restaurant** offers an ideal path for an owner-operator or group to open quickly with **minimal build-out risk**.

The first floor features refined dining and an **upscale bar**; an **upper mezzanine** adds flexible seating and private-event potential. Back of house is production-ready: **Type 1 hood, three-compartment sink, refrigeration/coolers, stove, fryers, racking, washer and dryer, Toast POS** system and more. Sale includes all **FF&E** for a true day-one handoff.

Location Advantage: Positioned on the **Main Street corridor**, which is undergoing a streetscape renovation over the next year—**expanded sidewalks, upgraded lighting, and other quality-of-life improvements**—this site is set to benefit from increased walkability and visibility in a high-traffic district.

Brand Options: Continue under the well-known **Reality Bites** name or rebrand and leverage the existing infrastructure for your concept.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

Meghan O'Neal-Rogozinski, CCIM
meghan.oneal@axis360.co
309-532-1808

Michael O'Neal
moneal@axis360.co
309-530-3591

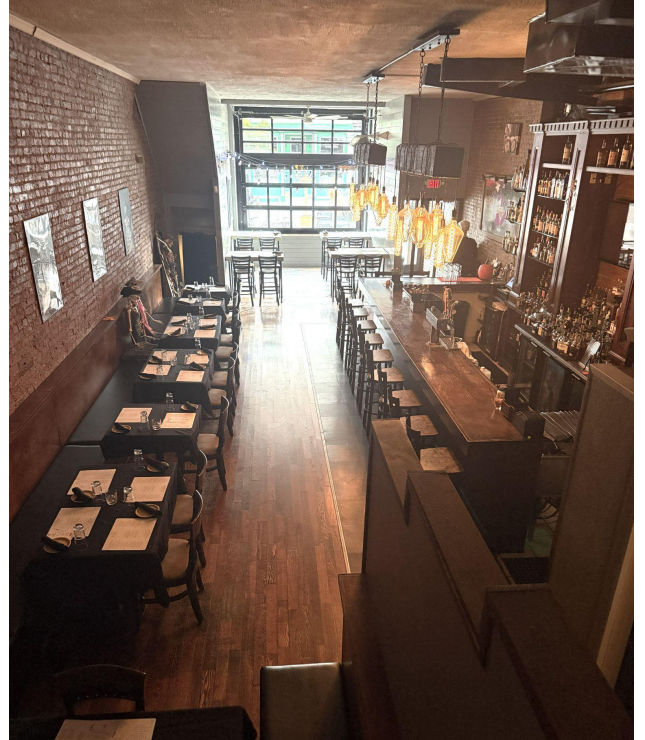




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414 N. MAIN STREET REALITY BITES

Bar

- 1 Three- compartment sink
- 1 Back Bar Draft Box
- 1 2 Door BIL Box
- 1 Wine Fridge
- 1 Hand Sink
- 1 Glass Shelf
- 1 TV & installed sound system
- 11 Tables
- 28 Stools
- 10 Chairs

Downstairs Prep Area

- 6 Racks
- 2 Refrigeration units, stainless top
- 1 Manitowoc Ice Machine
- 1 Hand Sink

Kitchen

- 1 Type 1 Hood with Ansul System
- 1 Charbroiler
- 1 Salamander Broiler
- 1 Fryer
- 1 Stove
- 3 Sandwich coolers
- 1 Stand up double door Freezer
- 1 Large Rack (Pans, etc.)
- 1 Rack on Line (Breads, etc.)
- 2 Racks (Waitress, linens, silverware)
- 2 Mop buckets, mops
- Mop sink to Code
- Plates, pans, utensils, tableware, glassware

Downstairs Office/Storage

- 8 Liquor/Storage Racks
- 1 Desk & Chair
- 1 4 Drawer file cabinet
- 1 Workforce Printer

Basement Hallway

- 4 Racks
- 1 Washer
- 1 Dryer

Downstairs Storage Room

- 7 Racks
- 1 Riser
- 1 Walk in cooler
- 2 Racks (Furnace Area)

Upstairs

- 8 Tables
- 16 Chairs

Outdoor Seating

- 12 Tables
- 48 Chairs

Other

- Toast Point of Sale with Handhelds
- Chalkboards
- Lighting fixtures
- Decor
- Seasonal Decorations

Lease: Approx. 1,740 SF main floor, additional mezzanine seating, full lower level with additional kitchen and storage. Modified Gross Lease expires May 2030, 3% annual increase.