

AVIATORI COFFEEHOUSE



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

307-311 N. Logan Ave
Springfield, IL 62702

BLAKE PRYOR

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer Aviatori Coffeehouse for sale in Springfield, IL.

Aviatori Coffeehouse is a fully operational and recently renovated coffee shop and café. It is recently established offering personally sourced and locally roasted coffee imported from family farms in Brazil. The current owner remodeled the property in 2022. The finished remodel included main drain pipe replacement, updates to electrical and mechanicals, and new paint and wallpaper to the main floor. Financials available upon request and with a completed confidentiality/NDA.

The property consists of charming bead and bar woodwork dating back to the original construction. The layout has a front parlor room, central dining/seating area with an atrium ceiling, a service area, 2 restrooms, a kitchen/prep area, a pick-up window, an upper-level for a small office or storage, and a cellar basement that has dry storage, a 74-lb grease trap, and a water filtration system in place. There is expansive parking that the owner rents out offering additional revenue.

Aviatori Coffeehouse is on the corner of N. Logan Ave and E. Madison St near Downtown Springfield and within the Mid-Illinois Medical District. The location benefits from proximity to the large medical campus that includes two major hospitals (Memorial Medical Center, HSHS St. John's Hospital) and the SIU School of Medicine, many government buildings, and the State Capitol tourism, which brings many regional and national visitors to the area every year.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.

PROPERTY INFORMATION

ADDRESS	307-311 N. Logan Ave, Springfield, IL 62702
ASKING PRICE	\$399,000
BUILDING SIZE	1,690 SF
LOT SIZE	0.55 AC
ZONING	S-2, Community Shopping & Office District
YEAR BUILT REMODELED	1909 2016 & 2022
TAX PIN	14-28.0-453-023 & 14-28.0-453-032



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LIST OF FF&E

Elektra	2 metal-wheeled carts	Garage heater/basement heater
Decent	1 little wood cabinet	2 HVAC
2 Malkoenig grinders	Wood bar	2 beds with new mattresses
Buunn bulk grinder	Heated pastry case	1 big round table
Niche grinder	Mirrors	2 table light fixtures
Batch brewer	2 small ice machines	1 new HP printer
Square (POS) equipment	1 soda stream machine	2 tall nutcrackers
9 security cameras	5 portable fans	4 air pot thermos
Pastry case	1 slushy machine	
4 refrigerators	3 neon signs	
4-pan steam table	Syrup bottles (various flavors)	
2 pastry ovens	Baby changing table	
Tools, tampers, dump boxes, milk pitchers, baskets, etc.	3 tall metal trash cans	
Dishes, mugs, etc.	3 plastic tall trash cans	
15 wood chairs	2 small electric ovens	
8 rugs	6 ceiling fans	
2 sofas	1 industrial vacuum	
2 tall light fixtures	Tent	
2 black leather chairs	60 wine glasses	

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FRONT PARLOR



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SERVICE/KITCHEN/PREP AREA



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OPEN HOURS : MON- FRI: 7 AM-4 PM/ SAT: 8:30 AM- 3:30 PM



HOT

COFFEES

COLD

Espresso or Lungo	\$3.30	Nitro Cold Brew	M \$5.45	L \$6.60
Macchiato -traditional	\$3.50	Cold Brew	\$5.35	\$6.40
Americano	\$3.30	Iced Coffee	\$3.60	\$5.10
Drip Coffee	S \$2.75 M \$3.75 L \$5.90	Iced Latte	\$5.35	\$6.65
Cappuccino	\$4.30	Sparkling Espresso		\$5.50
Latte	\$4.75			
Hot Chocolate	\$4.75			
Cortado or Breve	\$4.80			
Pour Over	\$6.00			

Milk options: Whole and 2% (included)
Oat, soy, or almond: \$1
Dash of cream/ milk: €30
Extra Flavor: €85/pump

PASTRIES

•Pão de Queijo: House-made brazilian roll of cassava flour and cheese (Gluten Free)	\$3.80	•Muffin/Danish	\$4.05
•Panini: Bread, sliced ham, turkey or chicken with swiss, american, or provolone cheese	\$4.95		

Check our pastries of the day.

*Add avocado, pesto, or sun dried tomato: €

Tea: Hot/Iced

Brazilian Tea (Matte Leão)	S \$2.00	M \$3.10	L \$4.20
Green Tea, Earl Grey and others	\$2.00	\$3.00	\$4.00
London Fog	\$4.30	\$4.85	\$5.10

A flight around the world

Affogato: Double shot espresso served with delicious vanilla ice cream	\$6.50
Brazilian Espresso: Double espresso served with a scoop of doce de leite	\$5.90
Italian Soda	\$4.60
Brigadeiro: Brazilian chocolate roll	\$2.25
Guaraná (The exquisite Brazilian soda)	\$2.65

Syrup Flavors

- Vanilla
- Caramel
- Hazelnut
- Lavender
- Blood Orange
- Salted Caramel
- Cinnamon Vanilla
- Chai Tea
- English Toffee
- Cherry
- Blackberry
- Raspberry
- Simple syrup
- Crème de Cacao
- Pomegranate
- Huckleberry
- Blueberry

Sugar free:

- White Chocolate
- Chocolate
- Vanilla Bean
- Irish Cream

Our Coffee Beans

The same delicious coffee you drink at Aviatori Coffee House is available in bags of whole beans that can be freshly ground.

The green beans are imported from Minas Gerais/Brazil, and roasted in Havana, IL.

Our space is available for parties and events

(208)989-7512



311 North Logan Ave. (with Madison). Springfield, IL - 62702
Close to the Department of Revenue.

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POPULATION

	1-MILES	3-MILES	5-MILES
2020 Population (Census)	12,324	75,497	117,242
2023 Population	12,311	75,439	117,662
2028 Population (Projected)	12,292	75,666	118,986

HOUSEHOLDS

	1-MILES	3-MILES	5-MILES
2023 Households	6,012	34,686	53,524
2028 Households (Projected)	5,994	34,777	54,109

INCOME

	1-MILES	3-MILES	5-MILES
2023 Per Capita Income	\$26,098	\$29,601	\$32,565
2023 Median Household Income	\$41,926	\$51,622	\$58,155
2023 Average Household Income	\$53,440	\$64,380	\$71,588



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CBCDR MAIN OFFICE

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PROPERTY HIGHLIGHTS

- Recently Renovated Building
- Pickup Window
- Fully Operational Coffee Shop/Café
- Parking Lot Revenue
- Great Visibility
- Near Downtown, Govt, & Medical