

Fully-Equipped Freestanding Fast-Food Restaurant w/Drive-Thru

3021 147th Street, Posen, IL

**On One Of The Most Trafficked Thoroughfares In
Posen Minutes From I-57, I-294 & IL-83**

An incredible opportunity! This turnkey fast-food restaurant represents a strategic investment in one of the Chicago Southland's most accessible retail corridors, offering proven infrastructure and exceptional visibility for restaurant entrepreneurs and QSR operators ready to capitalize on this prime location.





Strategic Investment Opportunity

Turnkey Fast-Food Operation

Currently operating as a fast-food seafood franchise, this fully-equipped facility offers exceptional flexibility for a wide range of food and beverage concepts. The property's zoning and existing layout create a plug-and-play environment that dramatically reduces your time-to-market and initial capital requirements.

Built in 2019-2020, this modern facility features brand-new equipment purchased in 2020 (valued at \$200,000 and included in the asking price). The drive-thru infrastructure alone represents significant value, eliminating months of permitting and construction that typically cost \$75,000-\$150,000 for new installations.

Whether you're launching a new concept, expanding an existing brand or transitioning from a food truck or ghost kitchen, this location provides the foundation for immediate operations and accelerated revenue generation.

Property Highlights

1,800 Sq Ft

Modern single-story freestanding building with efficient kitchen layout and 20-seat dining area

Drive-Thru Ready

Existing drive-thru infrastructure with dedicated lanes for maximum convenience

12 Parking Spaces

Private parking lot with easy in-and-out access for dine-in, pickup and delivery services

Premium Visibility

Large pole sign visible from I-294 ensures your brand captures thousands of daily impressions



Unmatched Location Advantages

Location is everything in the restaurant business, and 3021 147th Street delivers on every metric that drives traffic and revenue. Positioned directly on 147th Street — one of Posen's most heavily trafficked thoroughfares — this freestanding building commands exceptional street frontage and continuous exposure to local residents, commuters and regional travelers throughout the day.

1

Local Traffic

Surrounded by residential neighborhoods, schools and shopping plazas generating consistent breakfast, lunch and dinner business

2

Commuter Flow

147th Street (Route 83) serves as a major east-west connector, capturing daily commuter traffic from surrounding communities

3

Regional Access

Minutes from I-57 and I-294 interchange, attracting customers from Midlothian, Harvey, Blue Island and Oak Forest

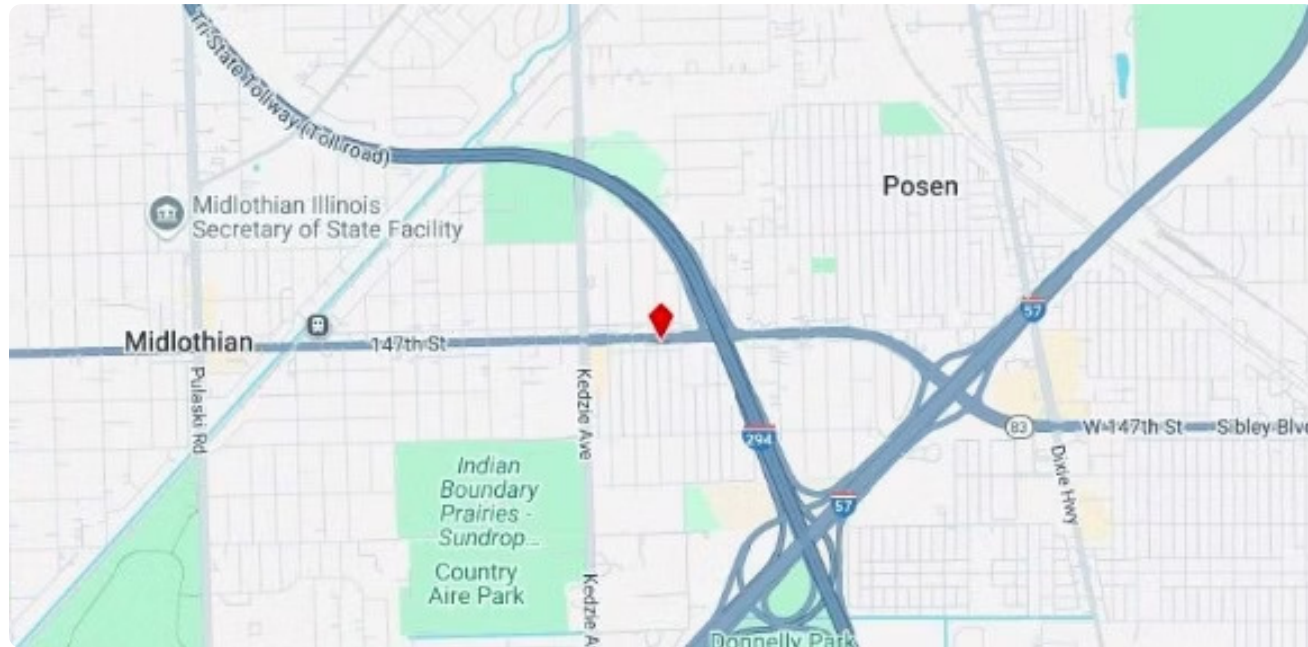
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24/7 Potential

Strategic positioning enables concepts to capture late-night traffic and early morning rush depending on your operating model

Trade Area & Traffic Analysis

Chicago Southland's Premier Corridor



The 147th Street corridor represents one of the most dynamic retail environments in the Chicago Southland, combining residential density with exceptional regional connectivity. This location sits at the convergence of multiple trade areas, creating diverse customer segments and revenue opportunities throughout the day.

The immediate vicinity includes Commissioner Park, residential subdivisions and established commercial districts that generate consistent foot and vehicle traffic. The nearby 147th Street and I-57 interchange serves as a gateway to the broader south suburban market, while the I-294 and I-57 junction provides access to both Indiana and downtown Chicago markets.

Visibility from I-294 via the property's large pole sign creates thousands of daily brand impressions from interstate travelers, while the freestanding building's corner position at 147th and Whipple Streets ensures maximum exposure from all directional approaches. Adjacent to a Shell gas station and near Illinois Mobile Home & RV Supply, the location benefits from complementary traffic generators that drive spontaneous dining decisions.

Operational Infrastructure



Complete Kitchen Equipment

All equipment purchased new in 2020, including fryers, grills, refrigeration and prep stations—valued at \$200,000 and included in asking price



Drive-Thru System

Fully operational drive-thru with order stations, window access and dedicated customer flow lanes for efficient service



Point-of-Sale Ready

Modern facility designed for contemporary POS systems, online ordering integration and third-party delivery platforms

This turnkey operation eliminates the substantial capital investment and permitting delays typically associated with restaurant build-outs. The seller has invested significantly in creating a modern, efficient facility that can accommodate virtually any fast-food or quick-service concept with minimal modifications.

Property Details

2020

Year Established

Modern facility with new equipment & updated systems

\$200K

FF&E Value

All fixtures, furniture & equipment (FF&E) included

1,800

Square Feet

Efficient single-story layout optimized for QSR operations



- Single-story freestanding building
- Built in 2019-2020
- Located on a .15 acre lot
- All equipment purchased new in 2020
- Seating for 20 inside
- Convenient drive-thru
- 12 dedicated parking spaces
- Annual real estate taxes \$46,000
- Large pole sign with I-294 visibility

Concept Flexibility & Growth Potential

The restaurant's existing infrastructure and favorable zoning create remarkable flexibility for diverse range of food and beverage concepts. Whether you're an experienced franchise operator looking to plant your flag in the Chicago Southland, an independent restaurateur ready to launch your signature concept or a multi-unit operator seeking strategic expansion opportunities, this property accommodates your vision.

Ideal For Many Fast-Food & QSR Concepts

Perfect for chicken, burgers, Mexican or any fast-food franchise with its efficient kitchen layout and existing drive-thru operations

The property's corner location, dedicated parking and drive-thru infrastructure represent assets that typically require significant capital and lengthy municipal approvals. By acquiring this turnkey facility, you bypass 6-12 months of construction and permitting, accelerating your path to revenue generation and market share capture.

Growth potential is substantial given the location's accessibility to multiple suburbs and major expressways. The I-57 and I-294 corridors continue to experience commercial development and population growth, creating expanding customer bases and increasing traffic counts that directly benefit well-positioned restaurant concepts.

Competitive Advantages



Nearly New Construction

Built in 2019-2020 with modern systems, energy efficiency and contemporary design that appeals to today's customers



Significant Capital Savings

\$200,000 in included equipment eliminates massive upfront investment in kitchen infrastructure and drive-thru systems



Rapid Deployment

Turnkey facility enables 30-60 day concept transition versus 6-12 months for ground-up construction or major renovation

The confluence of modern infrastructure, strategic location and exceptional visibility creates a competitive moat that's difficult to replicate. Limited availability of freestanding restaurant properties with drive-thru capabilities in high-traffic corridors makes this opportunity particularly valuable for operators who understand the importance of real estate in restaurant success.

The large pole sign's visibility from I-294 provides continuous brand advertising to thousands of daily interstate travelers — marketing value that compounds over time and cannot be easily duplicated by competitors in less visible locations.

Next Steps

Confidential Inquiry Process

This is a highly confidential listing. We encourage serious buyers to visit the location as a customer first to experience the property, traffic patterns and surrounding trade area. However, please do not discuss the sale with any owners, employees or patrons to maintain confidentiality during this process.

Showings are available by appointment only outside of business hours to ensure discretion and allow for thorough property evaluation without disrupting ongoing operations.

Contact Information

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Property Address

3021 147th Street
Posen, IL

At the corner of 147th St and Whipple St,
across from Shell gas station, adjacent to
Commissioner Park

Don't miss this exceptional opportunity to acquire a turnkey restaurant facility in one of the Chicago Southland's most strategic locations. With modern infrastructure, proven traffic patterns and exceptional regional accessibility, 3021 147th Street represents the foundation for your next successful restaurant venture.