

PRIME RESTAURANT LOCATION

10 – 12 S. Park Ave., Lombard IL

FOR LEASE



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5 Revere Dr., Suite 200
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Site Highlights

RESTAURANT SPACE

- **Prime Restaurant Location:** Commercial retail space available for lease, ideally suited for a restaurant, with a prime location that attracts foot traffic and visibility.
- **Spacious Main Area:** 2,120 square feet retail space including original timber roof truss and exposed brick walls designed to accommodate a variety of restaurant layouts and configurations.
- **Additional Storage Space:** 800 square feet of basement area for dry and cool storage, offering ample room for inventory and kitchen supplies.
- **Inviting Outdoor Dining:** 180 square feet of outdoor dining area at the front of the premises, perfect for creating an inviting alfresco experience.
- **Versatile Rear Outdoor Space:** Additional outdoor space at the rear, ideal for private parking or additional outdoor/alfresco dining or event space.
- **Flexible Usage:** Total rental amount based on the 2,120 square feet of main retail area, with added value from the extra outdoor and storage areas.
- **High Visibility & Accessibility:** Located in a high-traffic area with easy access for customers and deliveries, enhancing the potential for business success.

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LOCATION

- Lombard Metra Train platform is steps from property
- Lombard's community events to be held just to the south of property with the street being closed off to traffic for these events
- All new street renovation from the City of Lombard
- Many new restaurants and bars in the area – don't miss out on the opportunity to join them!
- Parking available in the front of building as well as community lot available directly to the rear of the property making for easy access

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Exterior Photos



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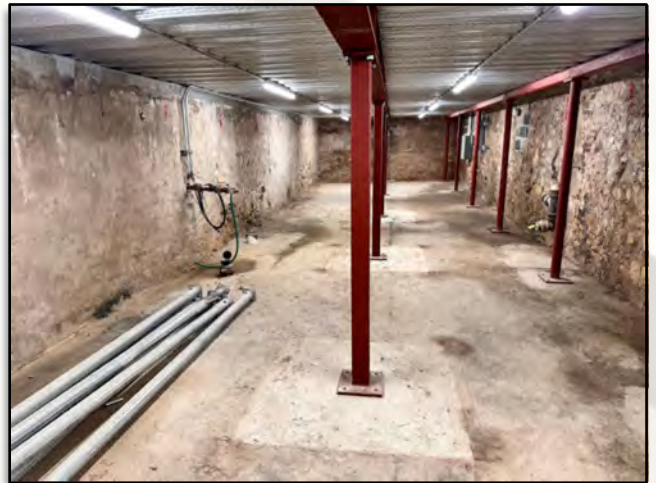


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Interior Photos



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Photos – Street Views



View of Metra Platform from Property



View of street from E. St. Charles Road



View from the Metra Platform – Property on the left

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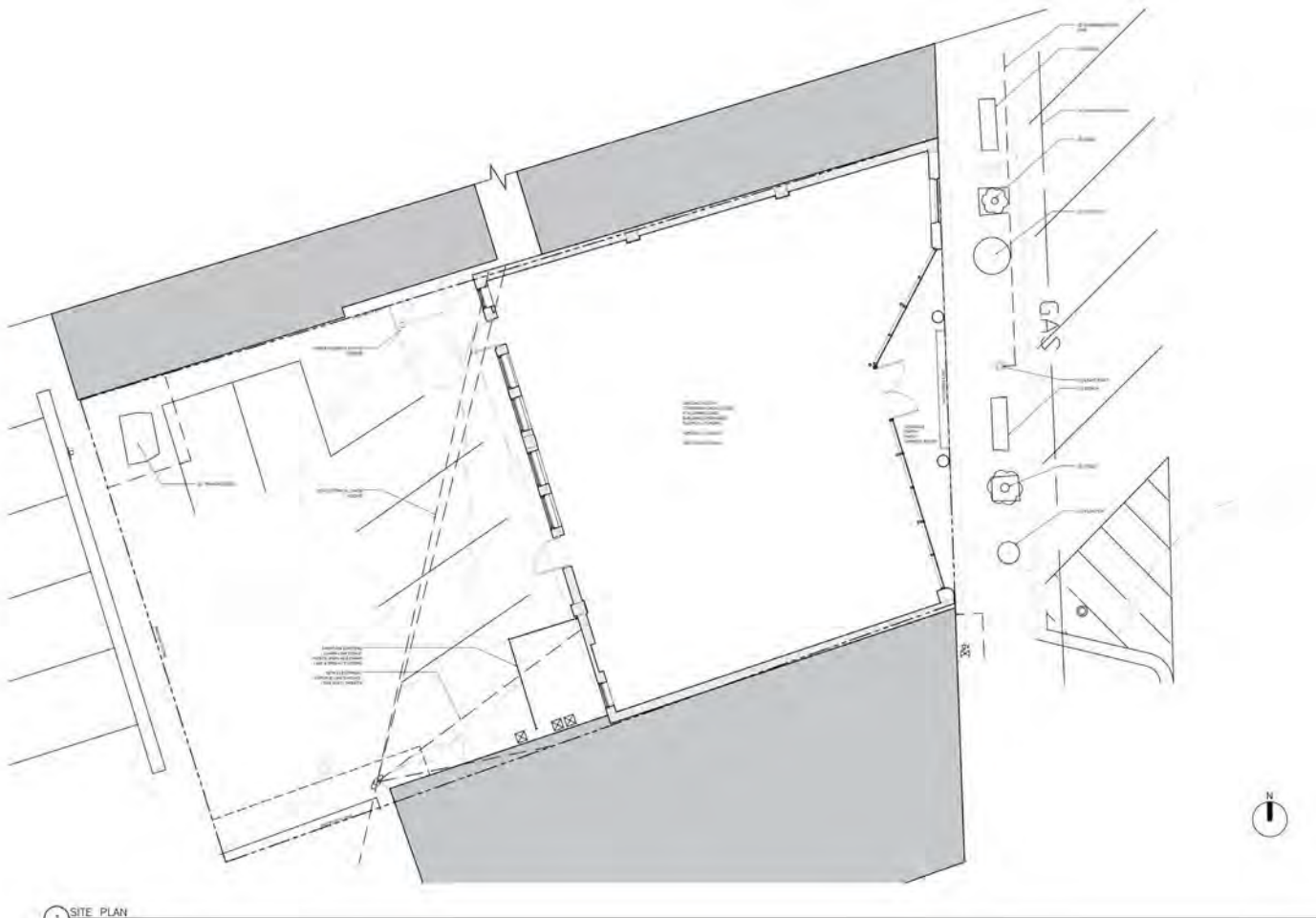


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Site Plan



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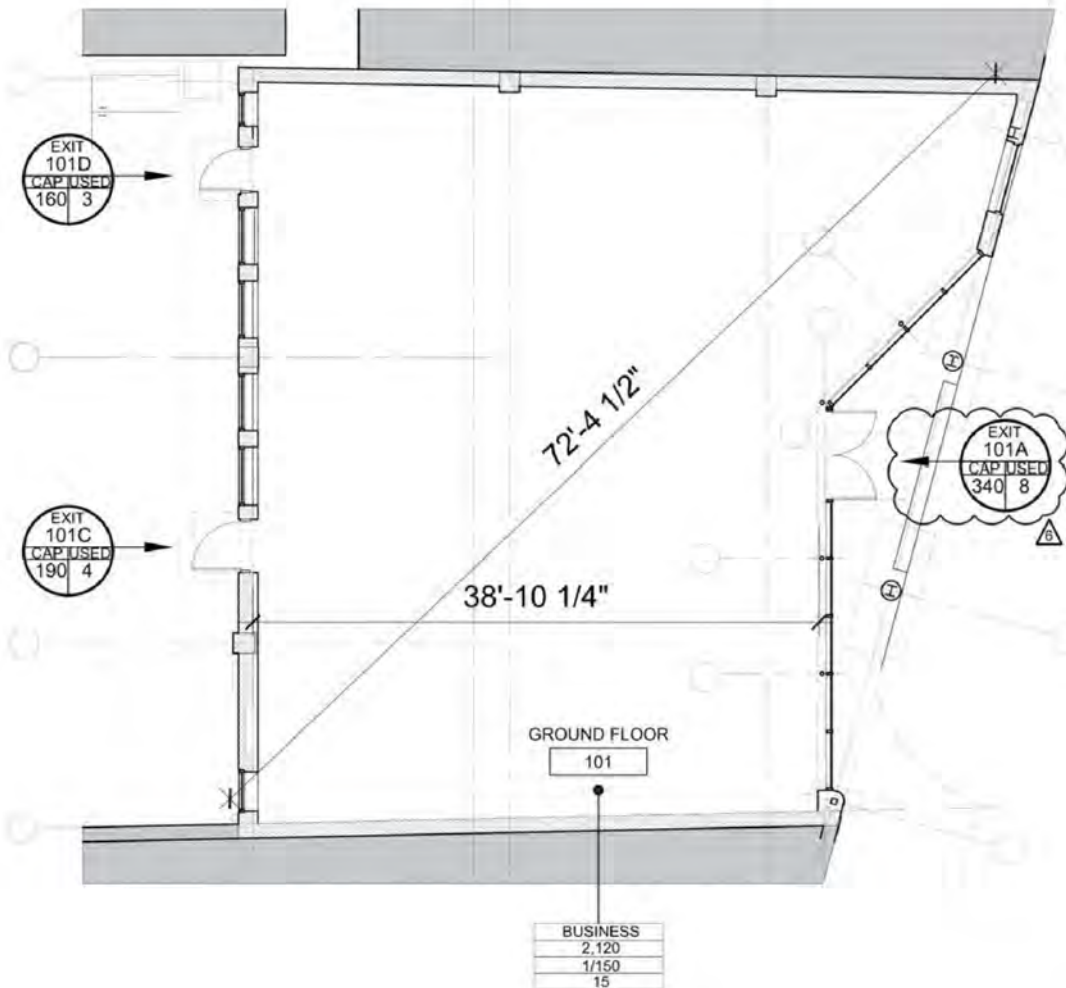


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Ground Floor Layout



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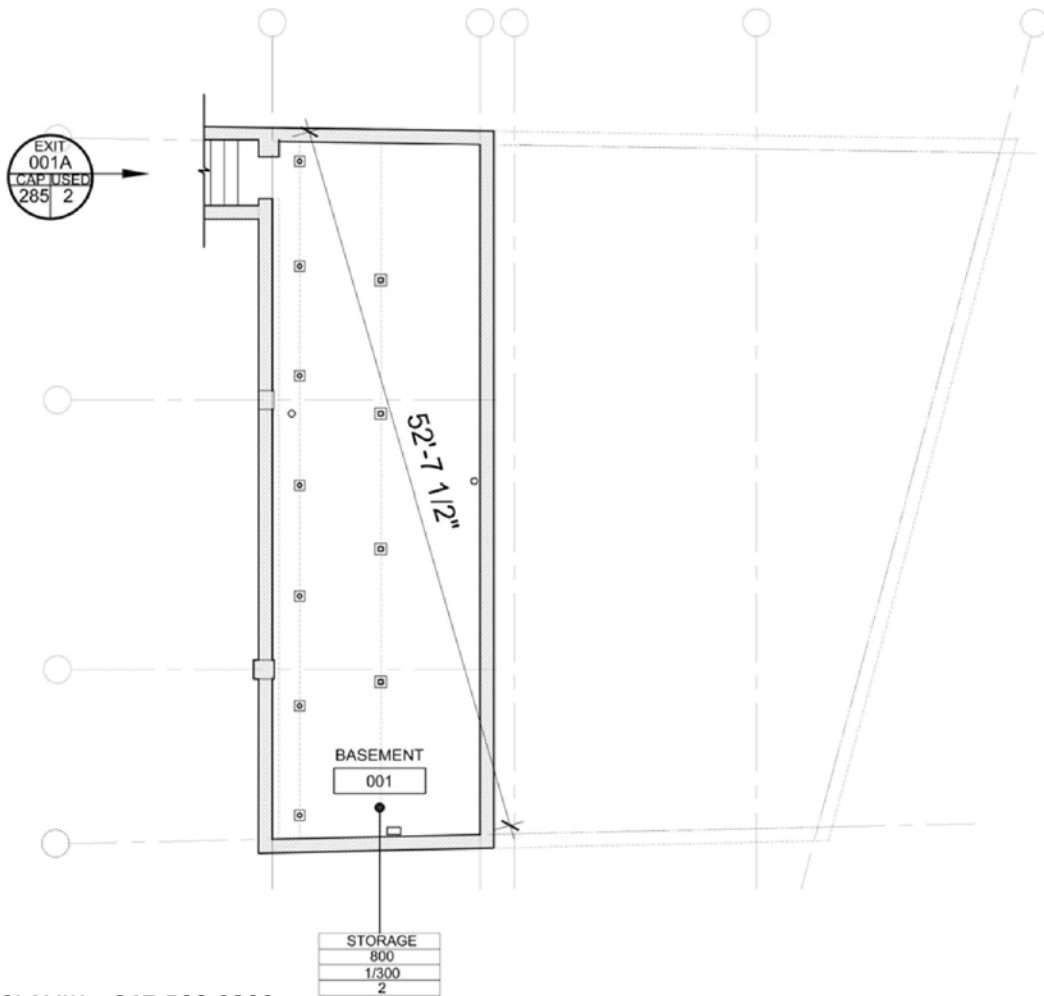


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Basement Layout



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Aerial View



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