

13415 South Ridgeland Avenue, Palos Heights, IL 60463

Westgate Plaza



OFFERING SUMMARY

Available SF:	5,736 SF
Lease Rate:	\$33 SF/yr (NNN)
Year Built:	2000
Building Size:	23,300

PROPERTY OVERVIEW

Rare opportunity to lease a fully built-out, second-generation fine dining restaurant featuring approximately 5,236 SF of interior space plus a 500 SF rear patio. The restaurant accommodates 100+ guests and offers a turnkey opportunity for an operator looking to avoid the time and significant expense of a new build-out. The space features a full-service bar, commercial kitchen, multiple walk-in coolers, fryers, grills, prep tables, refrigeration, private offices, storage, and extensive restaurant infrastructure. Ideal for a steakhouse, Italian, Mediterranean, seafood, upscale bar & grill, fine dining, or other full-service restaurant concept.

PROPERTY HIGHLIGHTS

- Turnkey, Fully Built-Out Second-Generation Restaurant
- Seating Capacity for 100+ Guests
- Full-Service Bar & Spacious Dining Area
- Fully Equipped Commercial Kitchen
- Ample On-Site Parking
- Highly Visible Location with Strong Exposure

for more information

Neil Haleem

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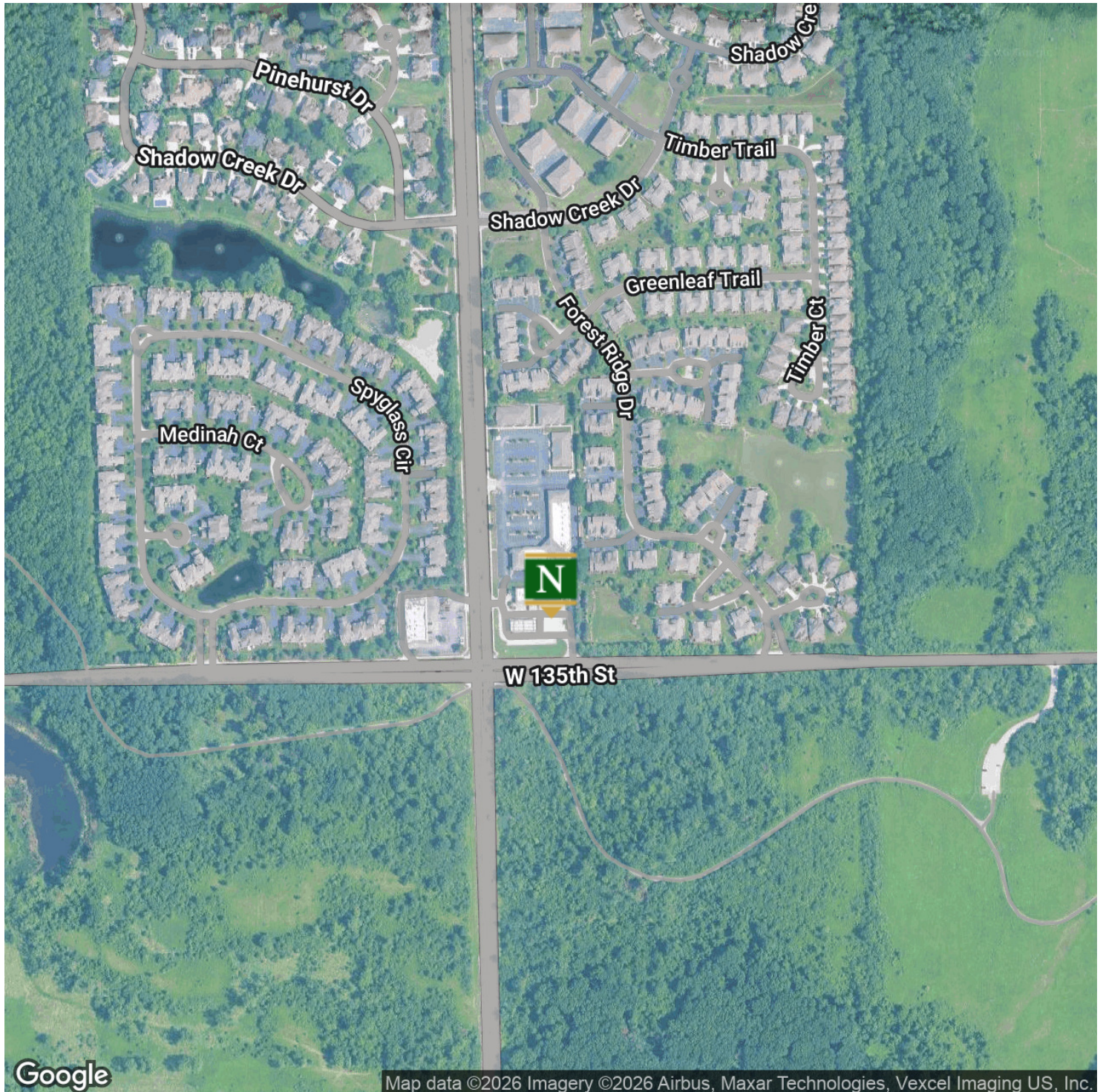
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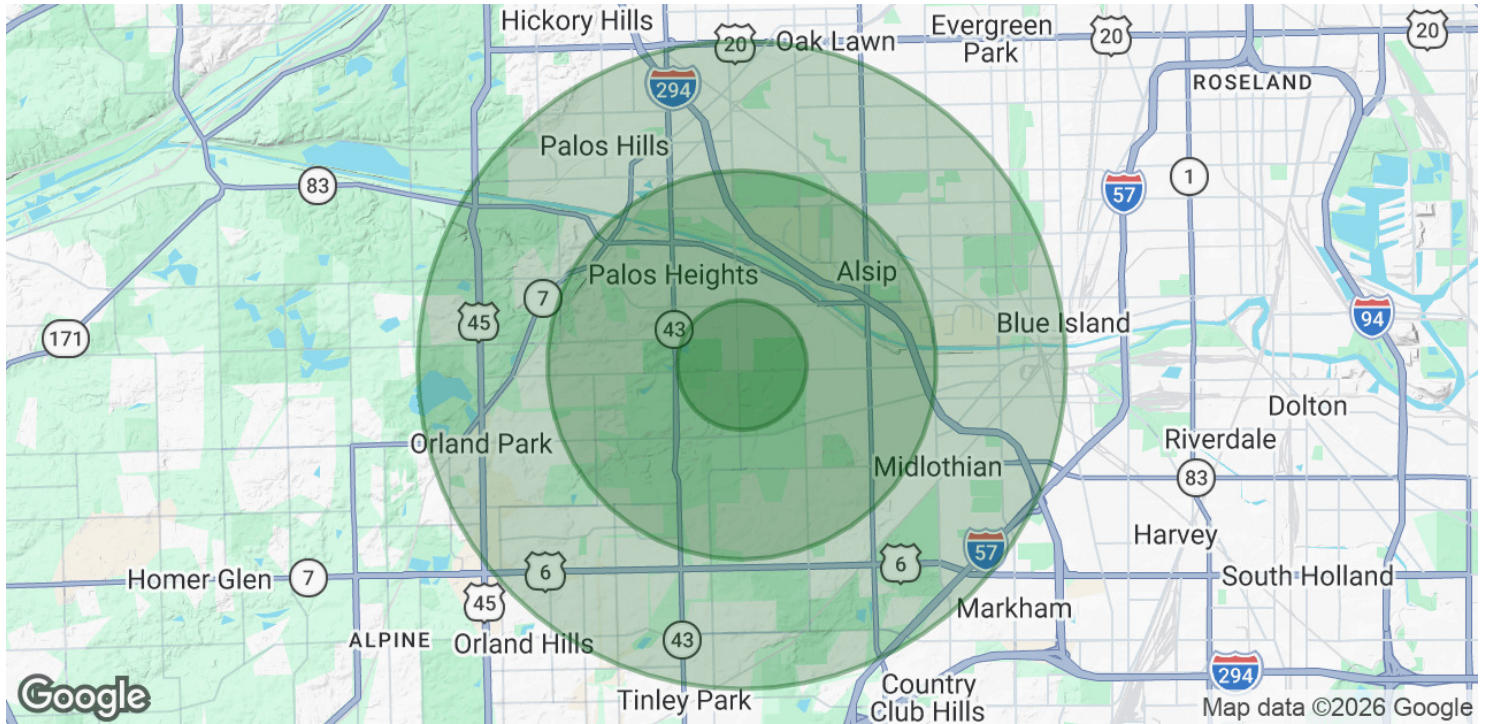
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,592	70,105	254,011
Average Age	45.8	45.0	42.1
Average Age (Male)	42.6	42.3	39.8
Average Age (Female)	54.4	49.0	44.5

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	1,927	28,052	100,344
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$129,783	\$110,651	\$102,731
Average House Value	\$331,903	\$280,694	\$270,036

ETHNICITY (%)

1 MILE

3 MILES

5 MILES

Hispanic	14.5%	15.7%	18.6%
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RACE

1 MILE

3 MILES

5 MILES

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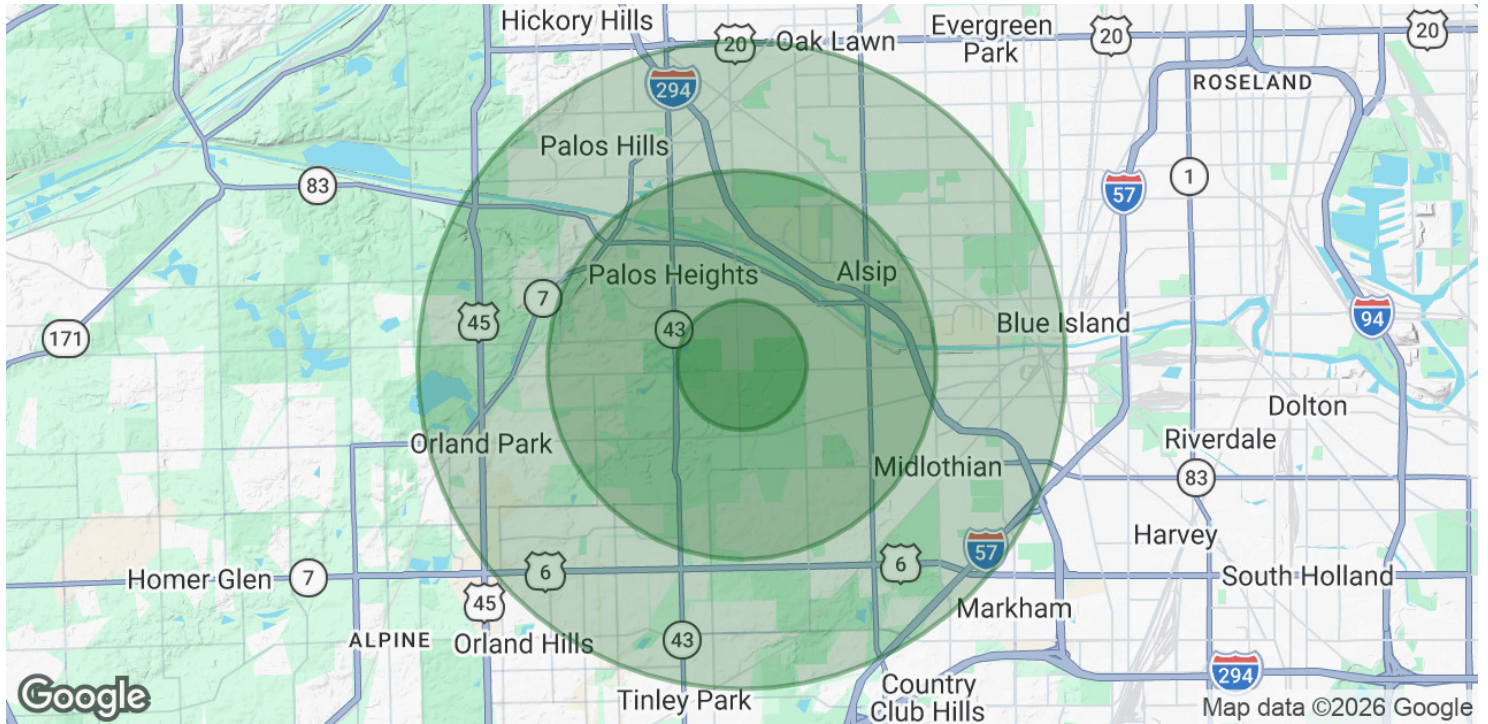
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Total Population - White	4,030	53,437	179,045
% White	87.8%	76.2%	70.5%
Total Population - Black	63	4,769	26,728
% Black	1.4%	6.8%	10.5%
Total Population - Asian	76	2,213	7,027
% Asian	1.7%	3.2%	2.8%
Total Population - Hawaiian	7	21	176
% Hawaiian	0.2%	0.0%	0.1%
Total Population - American Indian	8	174	800
% American Indian	0.2%	0.2%	0.3%
Total Population - Other	145	3,562	16,313
% Other	3.2%	5.1%	6.4%

2023 American Community Survey (ACS)

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