

Fully Equipped Restaurant & Property

1142 W Devon Ave. Elk Grove Village, IL 60007



PRICE: \$1,050,000

Property, Furniture, Fixtures and Equipment

Name & Recipes not included

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Details

- County: Cook
- Major Thoroughfare: Devon and Rowling Rd.
- Year Built: 1979
- Owner Financing Available: No
- Name of Mall / Shopping Center: Belvidere Plaza
- Parking: Ample
- Parking area is part of a association
- Monthly Association Fee \$1,200
- Basement: No
- # of Seats (Inside) 200+/-
- Gaming Allowed: Yes
- Square Footage: 5,288
- Land:26,250 sqft
- Zoning: B-2
- 2023 Real Estate Taxes \$43,345
- Value of FF&E: \$250,000



THE OPPORTUNITY

Exceptional Fully Equipped Restaurant Opportunity & Property

Price: \$1,050,000

(NAME OR RECIPES NOT INCLUDED)

Must change the name and signage at closing.

Key Features:

- Approx 5288 sqft with seating for over 200
- Well-Equipped Kitchen: The restaurant features a large professional kitchen with separate prep area, 30' exhaust system,
- 2 walk-in coolers, walk-in freezer, dishwashing area and office, all designed for efficient food service operations.
- Established clientele

Additional Opportunities:

- Brand Transition: The sale does not include the current brand name, website or social media, as they are part of a larger restaurant group. This allows the new owner to rebrand and infuse their unique vision into the establishment!
- Operational Expansion: The facility is set up to easily expand hours and operations, potentially transforming into an “open all day” diner, thereby increasing revenue streams.

Licensing Requirements:

The new owner will need to secure Health, Liquor and Business licenses to continue operations seamlessly.

PRIME LOCATION

Elk Grove Village is a suburb located in the northwestern part of Chicago metropolitan area, primarily in Cook County, Illinois, but the small portion extending into Page County. with convenient access to major highways like I-90 and I290 as well as proximity to O'hare International Airport elk Grove village is a popular location for both residents and businesses

Demographics:

- **Population:** 32,132 Residents
- **Median Age:** 44 Years
- **Median Household Income:**\$95,216

Economic Indicators:

- **Employment:** The village has a diverse employment base, with significant contributions from manufacturing, retail trade and healthcare sectors
- **Housing:** The median property value is \$334,400, with a homeownership rate of 73.7%.

Local Attractions and Amenities:

Busse Woods (Ned Brown Preserve) is one of the most popular attractions in Elk Grove Village. This 3,700-acre preserve features a 590-acre lake and 11.2 miles of bicycle and running trails. Remarkably, Busse Woods reportedly has more annual visitors than Yellowstone National Park. The preserve offers various activities including rollerblading, running, walking, fishing, kayaking, picnicking, and lawn games.

Busse Forest Elk Pasture** is located at the northwest corner of E. Higgins Road and Arlington Heights Road. The pasture houses a small herd of elk, which has been a tradition since the 1920s when William Busse brought elk by train from Montana. Today, the elk are maintained by the Chicago Zoological Society veterinary staff and Busse Woods Forest Preserve wildlife biologists.

Family Entertainment

Pirate's Cove Children's Theme Park** has served the community for over 25 years. This park features numerous attractions including:Pete's Pirate Ship (authentic 18th-century pirate ship The Castle of Camelot with tunnels and slides, Safari Express train ride, A 20-foot high climbing wall, Paddle boats, Giant fun slides, Jolly Roger Jump,Captain's Carousel

BUSINESS ENVIRONMENT

Elk Grove Village is widely recognized as one of the most business-friendly communities in the United States, offering a robust environment for a diverse range of industries.

Largest Contiguous Business Park in North America:

Elk Grove Village is home to the largest contiguous business park in North America, covering nearly six square miles and housing over 5,600 businesses with more than 60,000 employees. This business park supports a highly diversified collection of commercial, retail, office, industrial, and technology enterprises.

Economic Strength and Recognition:

The village was named the 2024 “Municipality of the Year” by Illinois Real Estate Journal, earning this distinction for the second time in three years. It has also been ranked the #1 Business Park in North America for two consecutive years by Business Facilities Magazine.

Record Investment and Development:

In 2023, Elk Grove Village saw a record-breaking \$390 million in private sector investment, including the approval of nearly 5 million square feet of new data center facility space and the redevelopment of Northwest Point into a technology and innovation hub.

Proactive Revitalization and Infrastructure:

The village has invested nearly \$55 million in improvements within the business park through its Industrial/Commercial Revitalization Program, focusing on infrastructure, transportation, sustainability, and district accessibility. Ongoing infrastructure upgrades and modern amenities support continued business growth and competitiveness.

Strategic Location and Logistics:

Elk Grove Village’s proximity to O’Hare International Airport and major highways makes it a logistics powerhouse, ideal for manufacturing, distribution, and technology companies seeking efficient transportation and supply chain solutions.

Manufacturing:

The area remains a manufacturing hub, fueling both local and global economies with critical parts and products.

Data Centers and Technology:

Elk Grove Village has rapidly become a center for data centers and technology-based businesses, with significant new developments in these sectors.

Logistics and Distribution:

The village’s location and infrastructure make it ideal for logistics, warehousing, and distribution companies

EXTERIOR



DINING ROOM



KITCHEN LINE



WAITRESS STATION

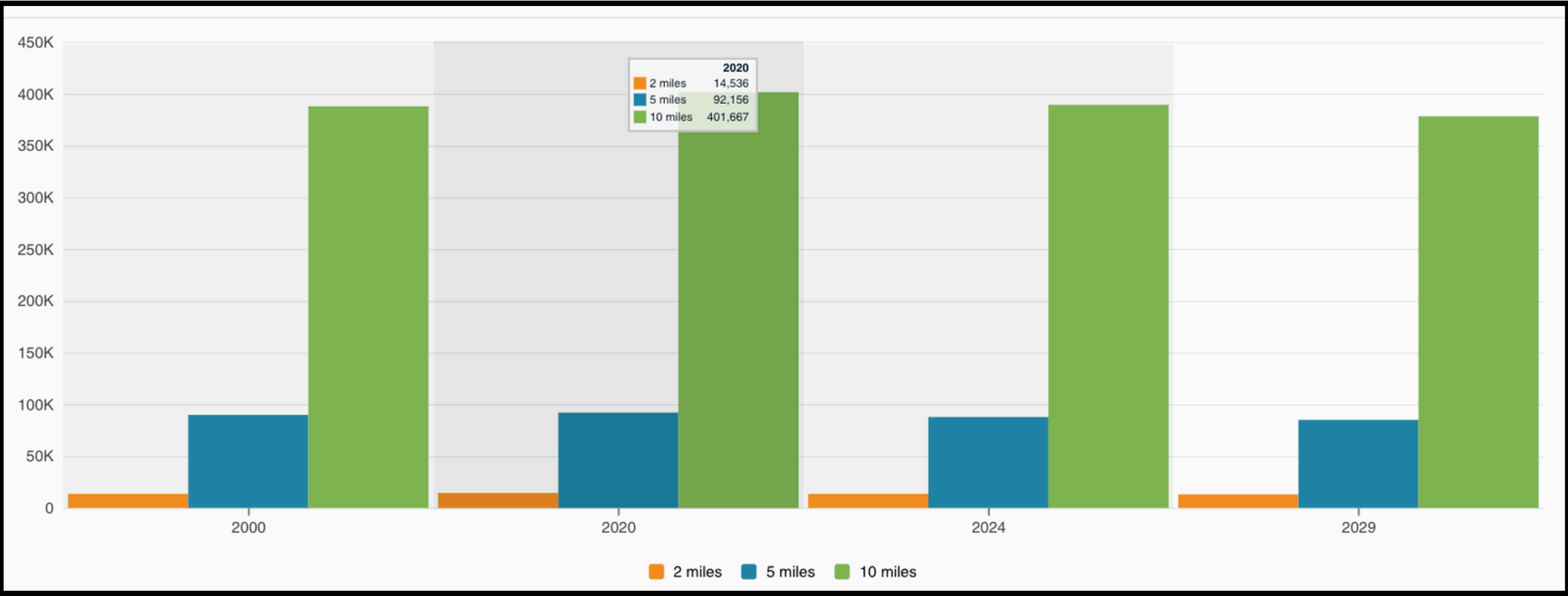


DISH ROOM

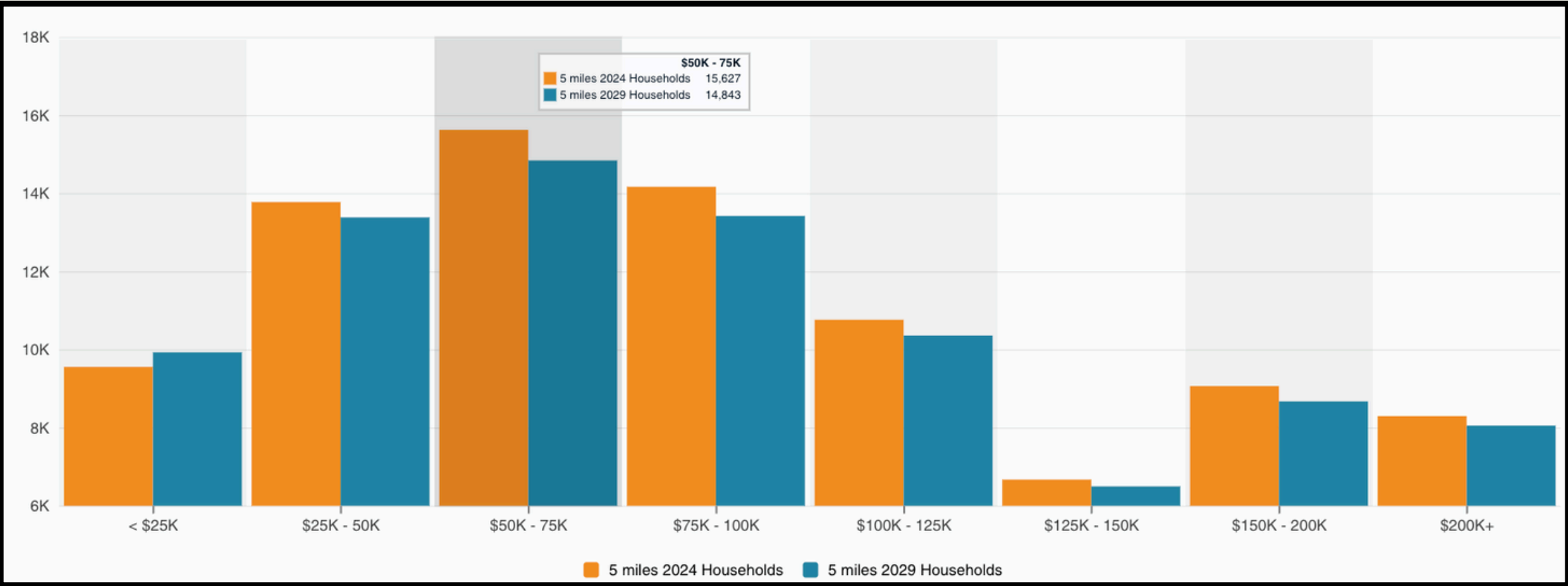


DEMOGRAPHICS

Households

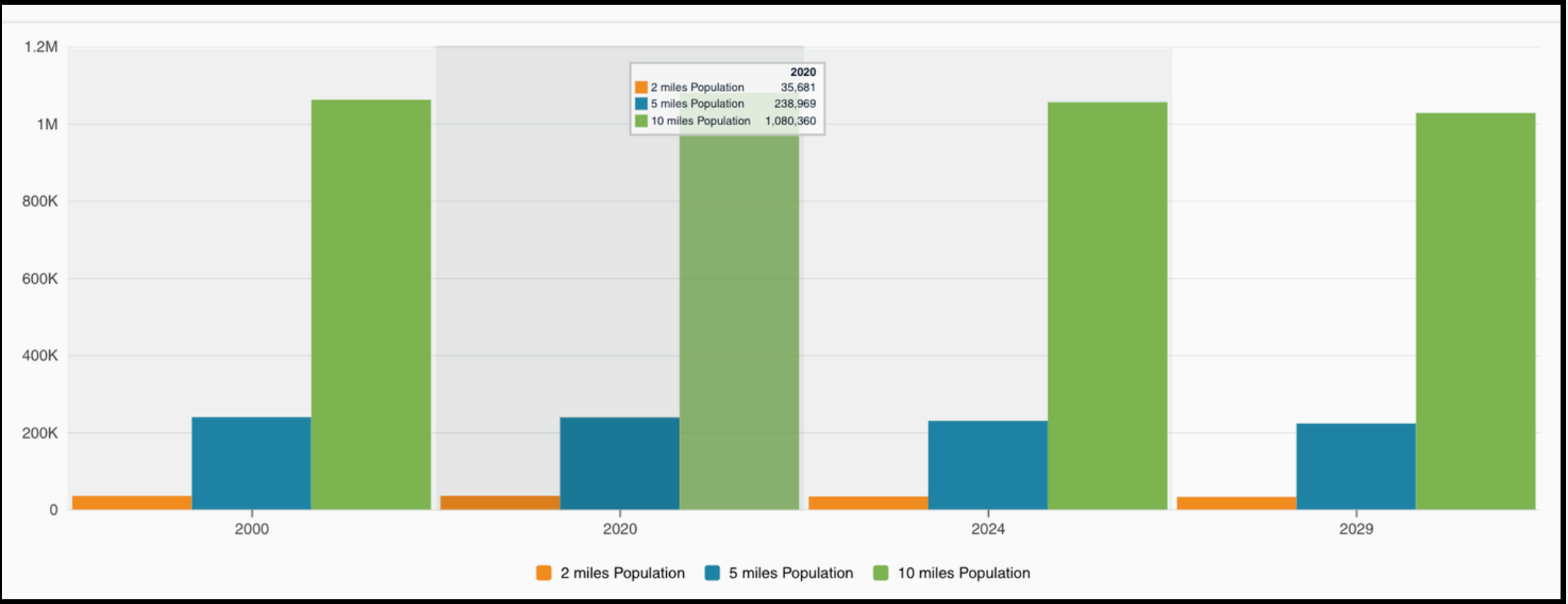


Household Income



DEMOGRAPHICS

Population



Population by Race

