

# 2ND GEN RESTAURANT & QSR END-CAP AVAILABLE FOR LEASE AND SALE

9500-9520 W HIGGINS RD.  
AVALONREAL.COM



ROSEMONT, IL



JOSEPH C. SANTUCCI, MANAGING BROKER

847-506-1000 ext. 5140

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NICHOLAS C. SANTUCCI, COMMERCIAL BROKER

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- ✓ **SPACE AVAILABLE: 1,854-8,337**
- ✓ **ASKING RENT: \$24.50 NNN,  
\$18.00/SF TAXES & \$2.50/SF CAM**
- ✓ **SALE PRICE: \$3.695 MM**
- ✓ **IDEAL SPACE FOR NATIONAL  
COFFEE SHOP**

- ✓ **HIGH TRAFFIC COUNTS ALONG W.  
HIGGINS RD. AND N. RIVER RD.**
- ✓ **FORMER RESTAURANT W/PATIO  
AVAILABLE**
- ✓ **PROXIMITY TO 19 HOTELS (5,488  
ROOMS) AND 14 FINE-DINING  
RESTAURANTS**

Information contained herein has been from the owners of the property or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.



RETAIL SPACE

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Rosemont, IL



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| Demographics      | 1 Mile   | 3 Mile   | 5 Mile   |
|-------------------|----------|----------|----------|
| Population        | 6,611    | 113,230  | 364,815  |
| Households        | 2,794    | 43,598   | 138,403  |
| Median Age        | 44.7     | 43.2     | 43.2     |
| Medium HH Income  | \$79,175 | \$88,956 | \$79,534 |
| Daytime Employees | 22,195   | 93,006   | 223,037  |

RETAIL SPACE

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