

Fully-Equipped Freestanding Restaurant

Asset Sale With Property

1142 W Devon Ave, Elk Grove Village, IL

Popular long-established pancake house and lunch cafe. Offering all-day breakfast/brunch and traditional comfort food.

- All Furniture, Fixtures & Equipment (FF&E) Included
- Property Included
- Name & Recipes Not Included (Business Is Not For Sale)
- Long Established Restaurant Location Over 47 Years
- And With The Current Operator 14 Years

Bring Your Concept Here! Can Also Add Gaming!!





An Exceptional Opportunity

This exceptional fully equipped restaurant offers approximately 5,288 sqft with seating for over 200 guests. Its well-equipped kitchen features a large professional setup with a large separate prep area, a 30ft exhaust system, 2 walk-in coolers, a walk-in freezer, a dishwashing area, an office and much more—all designed for high-volume efficient food service operations.

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. The facility is set up to easily expand hours and operations, potentially transforming into an "open all day" diner, thereby increasing revenue streams.

Location, Location, Location!!!

- In A Thriving Sought-After Northwest Suburb
- Out-Lot Of A Busy Plaza With A Diverse Tenant Mix
- At A Signalized Intersection With Easy Access
- On A Major Thoroughfare With Over 22,000 VPD
- And A Highly-Visible Dense Commercial Corridor
- Within The Village's Massive Business Park & Vibrant Industrial Hub

Plus, surrounded a dense residential area with a population of over 90,000 with a median household income of over \$95,000 within a 3-mile radius.

Striking Exterior

Features That Impress

This single-story restaurant building features a simple light-colored facade with large windows providing natural light throughout. The property includes ample parking as part of the Belvidere Plaza association, with a monthly association fee of \$1,200.



Property Details:

- Year Built: 1979
- Real Estate: One-Story Freestanding Building
- Parking: Ample
- Land: .61 Acre Or 26,272 SqFt
- PIN: 08-31-400-010
- County: Cook
- Class: C, Zoning: B-2
- Real Estate Taxes: \$43,317

Expansive Interior

Versatile Space For Any Type Of Restaurant

Its expansive interior features high vaulted ceilings with exposed beams, polished floors and large windows that flood the space with natural light. The spacious dining room accommodates over 200 guests with a mix of booths, rectangular and round tables, complemented by a large wait station and central service counter.



Key Features:

- 5,288 SqFt
- Fully Built-Out
- Seating For 200+ Inside
- Large Wait Station
- Central Service Counter
- No Basement
- Value of FF&E: \$250,000

Large Professional Kitchen & Wait Station

Designed For Efficient High-Volume Food Service Operations

Its commercial kitchen features stainless steel surfaces throughout, a large multi-burner range and a 30-ft exhaust system. The layout includes dedicated prep areas, 2 walk-in coolers, a walk-in freezer and a fully equipped dishwashing station plus a large wait station.



Equipment List:

- Please Contact For A Full Equipment List

Prime Location In Sought-After Elk Grove Village

Thriving Northwest Suburb

Elk Grove Village is a thriving suburb in the northwestern Chicago metropolitan area with convenient access to major highways like I-90 and I-390, as well as proximity to O'Hare International Airport. This strategic location makes it a popular destination for both residents and businesses alike.

Strong Demographics Within a 3-Mile Radius

90,000

Residents

Large Population Base

39

Median Age

Years Old

\$95,000

Median Household Income

Strong Purchasing Power

69%

Homeownership Rate

Stable Repeat Customers

Strategic Location In Belvidere Plaza

Perfectly situated in Belvidere Plaza, a bustling center with a diverse tenant mix at a signalized intersection of two high-traffic routes, ensuring constant customer flow and maximum visibility.

Along with Belvedere Events & Banquets, Country Inn & Suites By Radisson, Cefalu Seaside Sicilian, Ellis Hair Salon, Get Fit EGV, In Style Salon & Spa, MyEyeDr, Never Quit Training, Real Time Sports, Smile Creations Dental and U.S. Bank.

Well positioned on Devon Ave and Rohlwing Rd, a major thoroughfare and a dense commercial corridor boasting excellent visibility and relentless traffic flow (22,000+ VPD). And enjoys seamless access to I-290 and I-390, catapulting your enterprise into the regional spotlight. Also, just a 5 minute drive from both the Itasca and Madinah Metra stations. Plus, less than 15 minutes from O'Hare International Airport.

Anchor your concept here within Elk Grove's vibrant business and industrial core. Surrounded by thriving industrial parks, logistics facilities, corporate offices and bustling hotels. And tap into its vast, affluent residential market with close proximity to homes, schools and local businesses.

High-Value Residential & Destination Traffic

A Winning Combination

This presents an unparalleled dual revenue opportunity. Capitalize on a deep reservoir of affluent, stable residential patrons seeking quality dining experiences, while simultaneously capturing the consistent weekday demand from a thriving, nearby workforce eager for breakfast and lunch. A recipe for sustained profitability!

Household Growth Within A 3-Mile Radius

33,000

Current Households

Strong Household Demand

2%

Projected Household Growth

Strong Long-Term Demand

+900

New Households

Continued Residential Stability

Its surrounding area demonstrates strong economic indicators and steady growth, making this an ideal location for a thriving restaurant business in a stable, affluent community with strong purchasing power for dining experiences.

Close To Local Attractions & Amenities



Busse Woods

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, offering activities including rollerblading, running, fishing, kayaking and picnicking.



Busse Forest Elk Pasture

Located at the northwest corner of E Higgins Rd and Arlington Heights Rd, the pasture houses a small herd of elk—a tradition since the 1920s when William Busse brought elk by train from Montana. Today, the elk are maintained by the Chicago Zoological Society.



Pirate's Cove Children's Theme Park

Serving the community for over 25 years, this park features Pete's Pirate Ship, The Castle of Camelot with tunnels and slides, Safari Express train ride, a 20-ft climbing wall, paddle boats, giant fun slides and Captain's Carousel.

These beloved local attractions—Busse Woods, the Busse Forest Elk Pasture and Pirate's Cove Children's Theme Park—are powerful magnets drawing thousands of families and visitors to the area annually. This consistent influx of recreational traffic translates directly into a steady stream of potential diners for your restaurant, ensuring robust demand fueled by both local and visiting patrons.

Powerful Daytime Population & Workforce

Also, within a mere 3-mile radius, an incredible daytime population of over 120,000 people, including a robust workforce exceeding 95,000 employees, presents an unparalleled customer pipeline for your business.

Key Daytime Drivers:

- Elk Grove Village Industrial Park (Largest In The U.S.)
- O'Hare Airport Employment Base
- Corporate Offices Along The I-90 Corridor
- Manufacturing + Logistics Workforce
- Office & Service Sector Employees

In A Thriving Economic Hub

With A Robust 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 diverse industries. The village is home to the largest contiguous business park in North America, covering nearly 6-square-miles.

2024 Municipality Of The Year

Named by Illinois Real Estate Journal for the 2nd time in 3 years

#1 Business Park In North America

Ranked by Business Facilities Magazine for 2 consecutive years

\$390M Private Investment

Record-breaking investment in 2023, including nearly 5 million sqft of new data center space

Its Strategic Advantages



Logistics Powerhouse

Proximity to O'Hare International Airport and major highways makes this location ideal for manufacturing, distribution and technology companies seeking efficient transportation and supply chain solutions.



Manufacturing Hub

The area remains a manufacturing hub, fueling both local and global economies with critical parts and products. The diverse employment base includes significant contributions from manufacturing, retail trade and healthcare sectors.



Technology Center

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



Infrastructure Investment

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.

Ideal For Many Types Of Buyers & Investors

This incredible property offers a remarkable opportunity for a variety of buyers, from innovative breakfast/brunch operators and visionary owner-operators to expanding restaurant groups and savvy investors. Discover how this versatile space can align with your strategic goals, offering a platform for growth, ownership, strong returns and long-term appreciation.



Breakfast/Brunch Operator

Tap into the growing demand for breakfast and brunch with a space perfectly suited for a vibrant morning and midday concept. Leverage the area's strong business park presence for consistent weekday and weekend traffic.



Owner-Operator Seeking Real Estate Ownership

Own your business premises and build equity while operating your venture. This property offers a prime location to establish a lasting presence and secure your future.



Restaurant Group Expanding Footprint

Strategically expand your brand with a high-visibility location in a thriving economic hub. Capitalize on existing demand and diverse demographics to attract new customers.



Investor With Tenant Opportunity

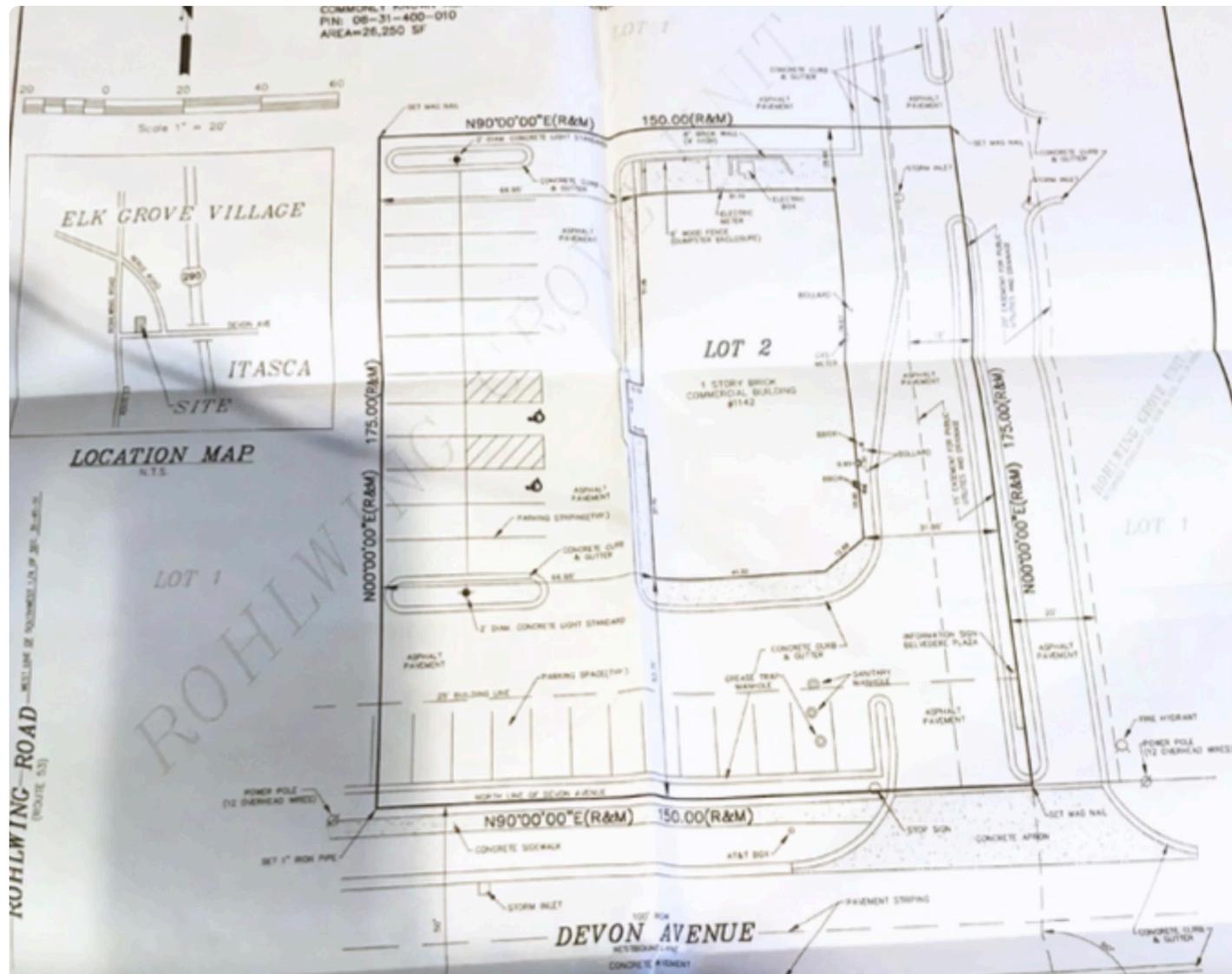
An excellent investment opportunity with strong rental income potential. The property's strategic advantages and robust local economy ensure long-term value appreciation and stable tenancy.

Note:

The new owner will need to secure health, liquor and business licenses to continue operations. And must change the name and signage at closing.

Ready To Learn More?

This exceptional restaurant opportunity offers a turnkey operation on one of Chicagoland's most stable and densely populated northwest suburban corridors in one of the most business-friendly communities in the United States. Also, a rare opportunity to acquire a proven restaurant location together with its real estate in sought-after Elk Grove Village. With a fully equipped kitchen, established location and strong surrounding demographics, this property is positioned for continued success!



Start With A Visit

Prospective buyers are encouraged to conduct an initial, discreet observation of the location as a customer. This is a strictly confidential listing, and we kindly request that you exercise utmost discretion by refraining from any direct contact with owners, employees or patrons.

For serious inquiries and to arrange a private, appointment-only viewing outside of business hours, please contact Tom Traina.

Contact Information

Reach out today to learn more about this prime opportunity and schedule a private tour.

Tom Traina

EatZ & Associates

Tom@eatz-associates.com

847-651-3834