

SALE / LEASE
Owner / User
Restaurant Available

10331 S ROBERTS RD
Palos Hills, IL 60465

PRESENTED BY:

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IL #471020279



PROPERTY SUMMARY

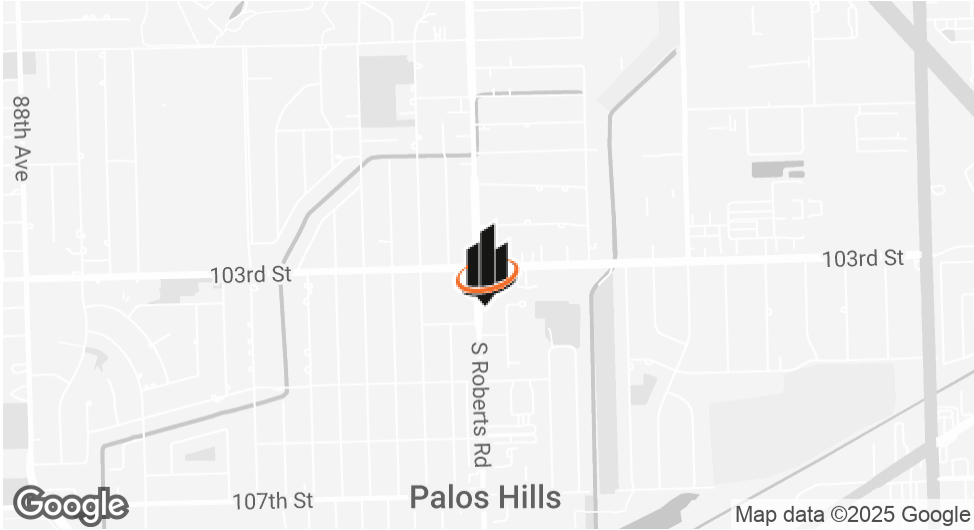


OFFERING SUMMARY

SALE PRICE:	\$695,000
LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	+/- 3,200 SF
LOT SIZE:	0.6 Acres
RENOVATED	2024

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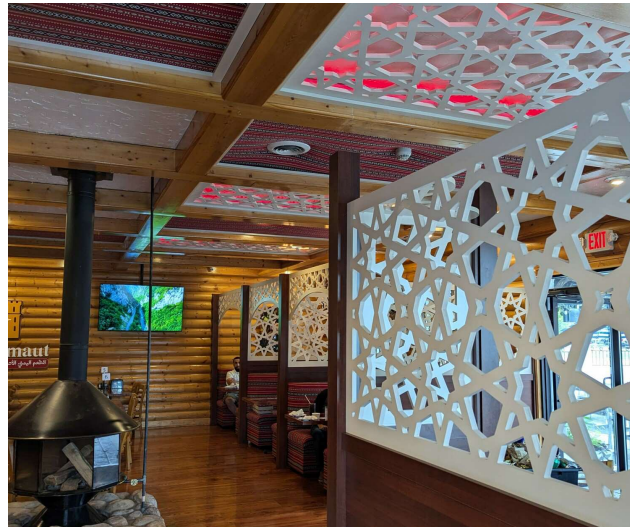
PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±3,200 SF Free Standing Restaurant including Patio located at 10331 S. Roberts Road in Palos Hills, Illinois. This owner/user opportunity has Indoor capacity for 150 and a picturesque outdoor patio that seats approximately 180. Numerous improvements include an updated kitchen, hood, HVAC, roof, bar, plumbing, patio fireplace, entertainment system, restroom addition, parking lot, and digital signage. Onsite parking lot with 28 surface spaces plus and next to City Hall.

PROPERTY HIGHLIGHTS

- ±3,200 SF Turnkey Restaurant and Patio on 0.60 AC
- Recent Renovations | Plenty of Parking
- Expanded Bar | Improvements
- Digital Pylon Signage | Frontage on Roberts Road
- Next to City Hall

INTERIOR PHOTOS



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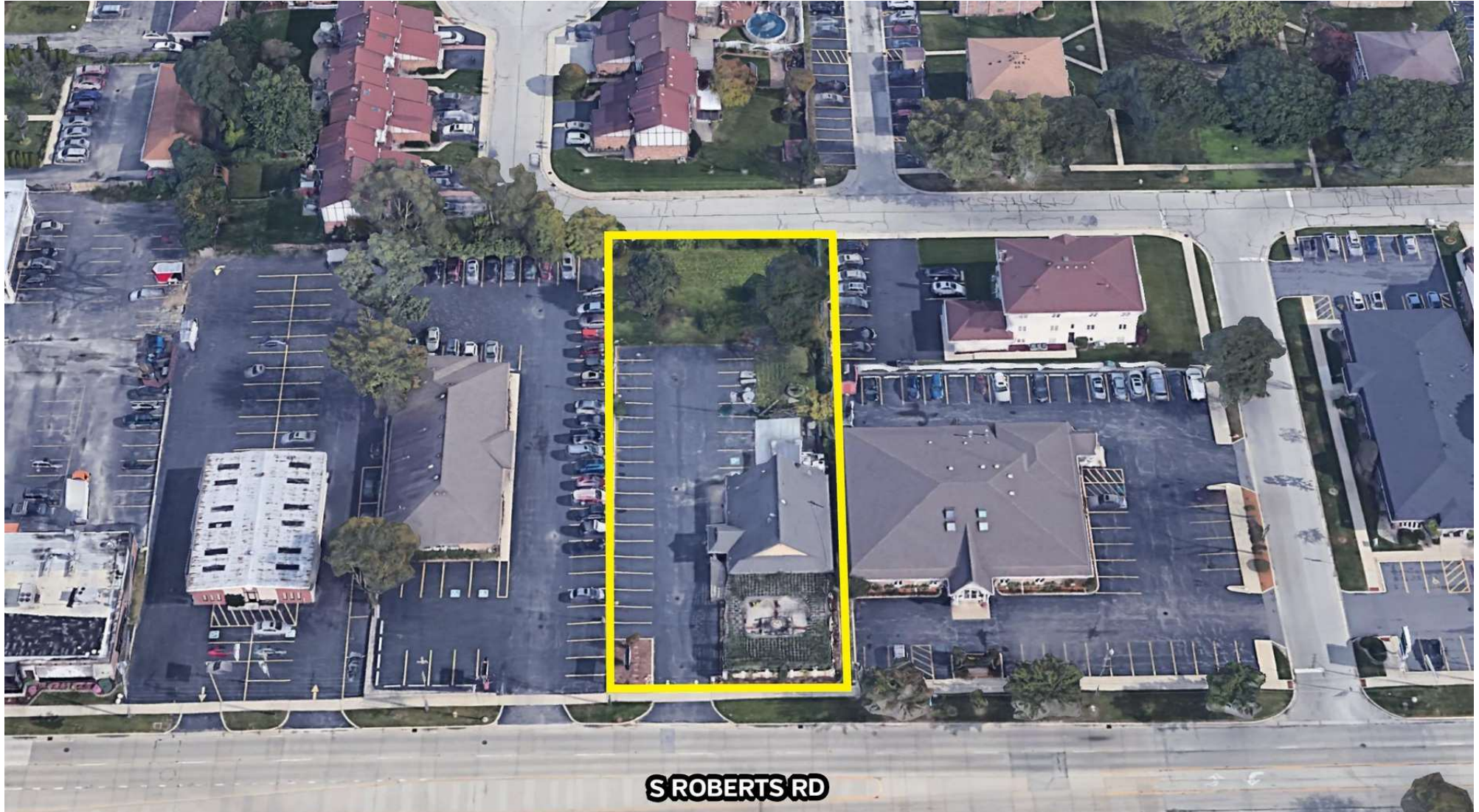
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AERIAL PHOTO



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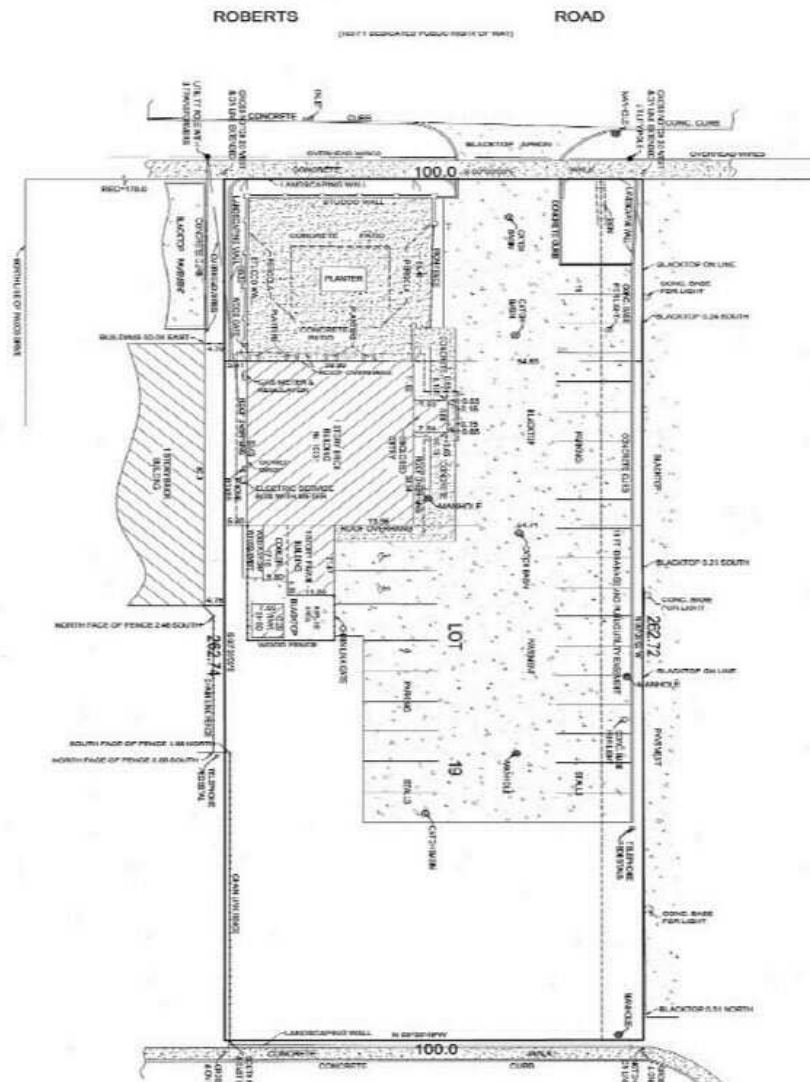
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PLAT OF SURVEY



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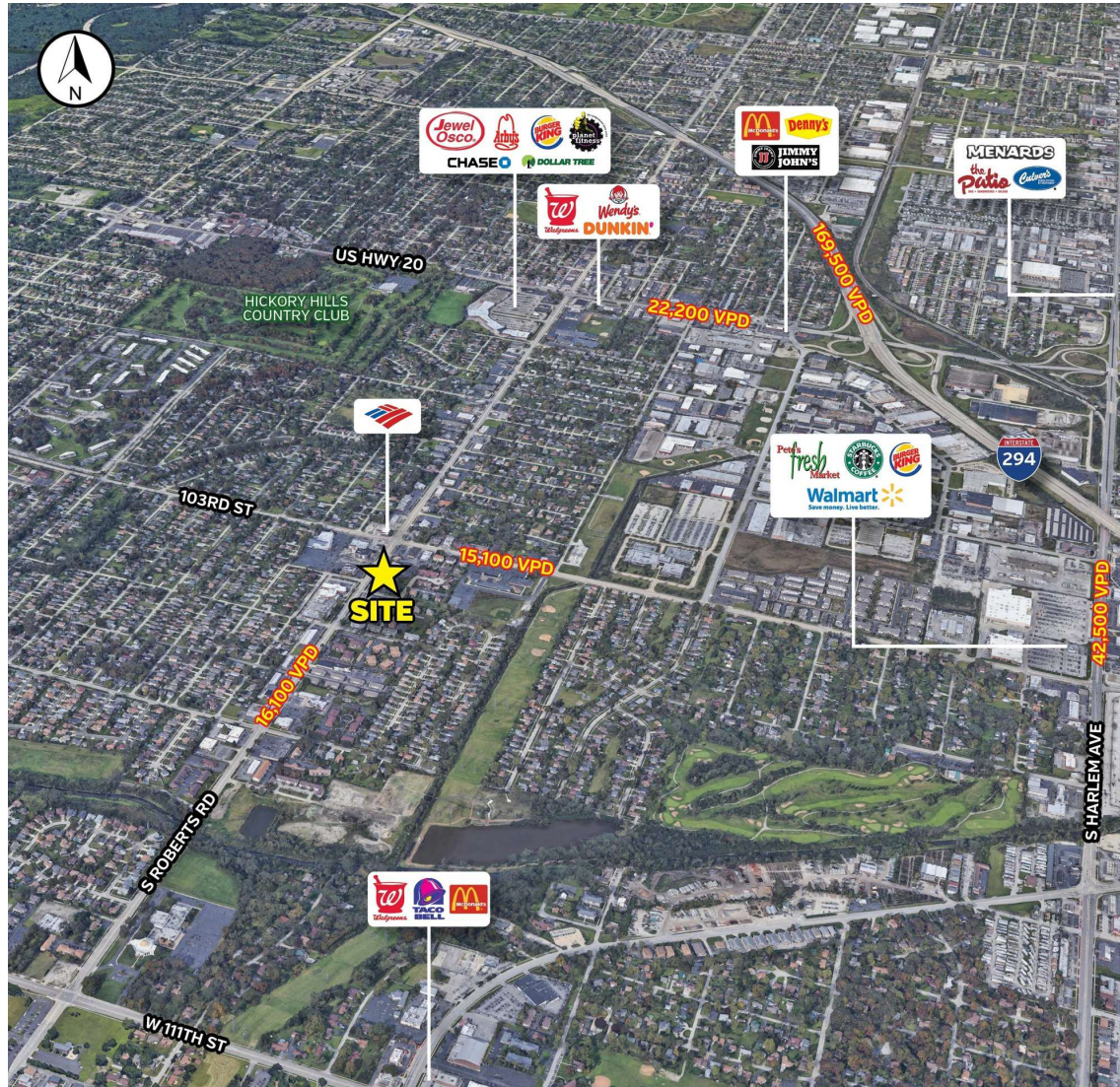
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

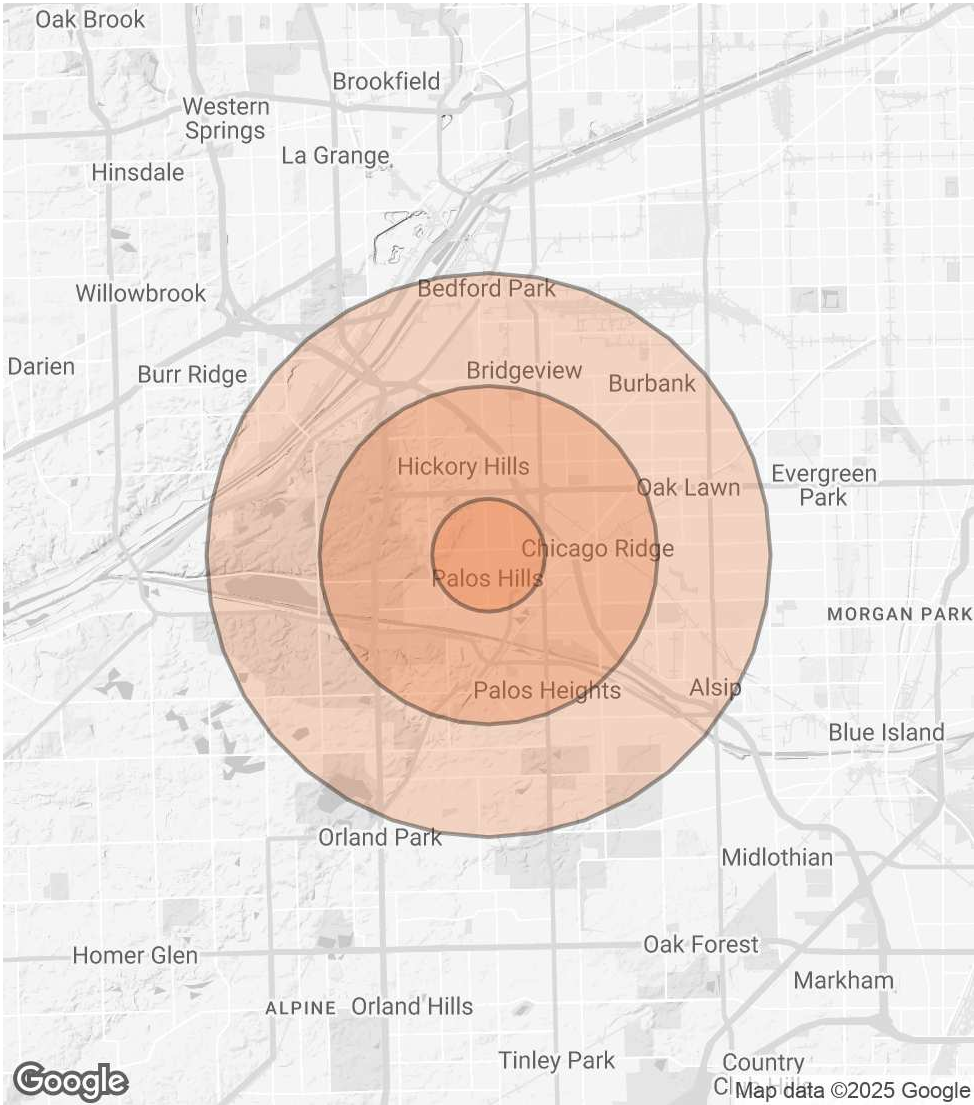
POPULATION 1 MILE 3 MILES 5 MILES

TOTAL POPULATION	11,507	99,224	229,351
AVERAGE AGE	41.1	40.5	41.3
AVERAGE AGE (MALE)	40.0	39.6	39.4
AVERAGE AGE (FEMALE)	43.2	41.8	43.0

HOUSEHOLDS & INCOME 1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	4,915	40,395	92,108
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$71,991	\$71,455	\$80,955
AVERAGE HOUSE VALUE	\$205,776	\$196,198	\$218,959

2020 American Community Survey (ACS)



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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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