

SALE

Free-Standing Restaurant Building

8347 WEST GRAND AVENUE

River Grove, IL 60171



PRESENTED BY:

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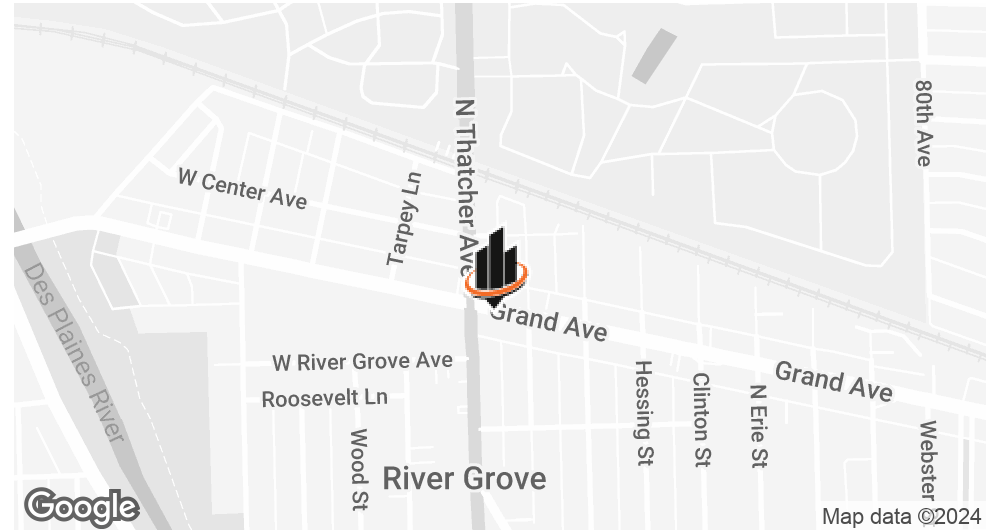
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SCOTT REINISH

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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$642,575
BUILDING SIZE:	2,100 SF
LOT SIZE:	3,049 SF
PRICE / SF:	\$225.46
RENOVATED:	2018
ZONING:	C2
SUBMARKET:	Near West Suburbs
TRAFFIC COUNT:	18,200

PROPERTY OVERVIEW

2,100 SF Free-Standing Restaurant Building on 3,049 SF (0.07 AC) of land with all FF&E in place and a newly remodeled storefront. Gaming approved! Rear parking area can be converted to patio seating. River Grove free public parking lot with plenty of spaces is adjacent to the patio area and customers can enter through Grand Avenue or from the parking area. An easy re-concept for any restaurant/bar user. The property also offers a FAR of 0.93 allowing for potential re-development. The current tenant has gaming machines as an added revenue source.

LOCATION OVERVIEW

Free-standing restaurant building in River Grove, Illinois. Prime location for retail /restaurant operators and investors. The free-standing building is surrounded by a diverse range of businesses and amenities, including the adjacent Starbucks with a drive-thru. Nearby Franklin Park and Triton College attract a steady flow of visitors, providing an excellent opportunity for business growth. Additionally, the convenient access to major roadways and public transportation hubs ensures high visibility and accessibility. With a strong local economy and a supportive business environment, the area presents an enticing prospect for retail and restaurant ventures. Located on heavily traveled Grand Avenue.

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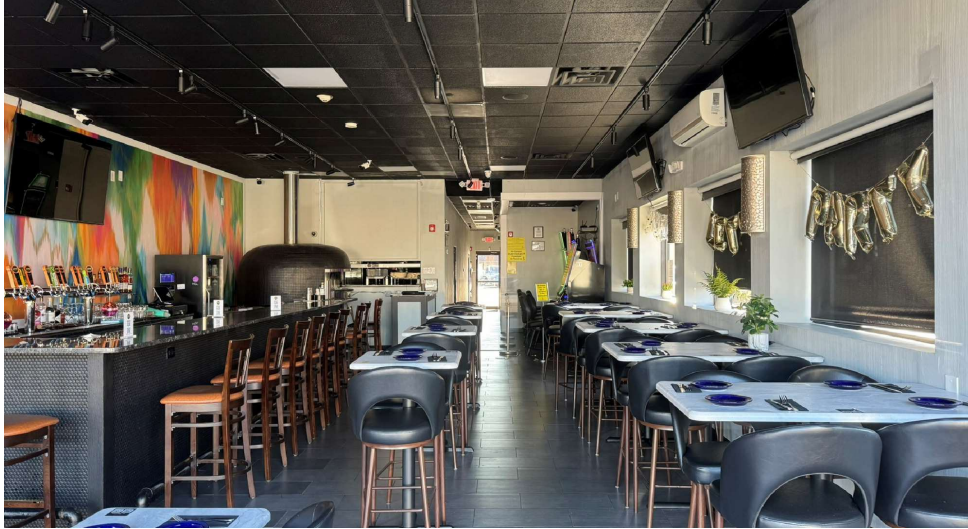
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ADDITIONAL INFORMATION



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LOCATION INFORMATION

BUILDING NAME	Free-Standing Restaurant Building
STREET ADDRESS	8347 West Grand Avenue
CITY, STATE, ZIP	River Grove, IL 60171
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Near West Suburbs
CROSS-STREETS	Grand & Thatcher

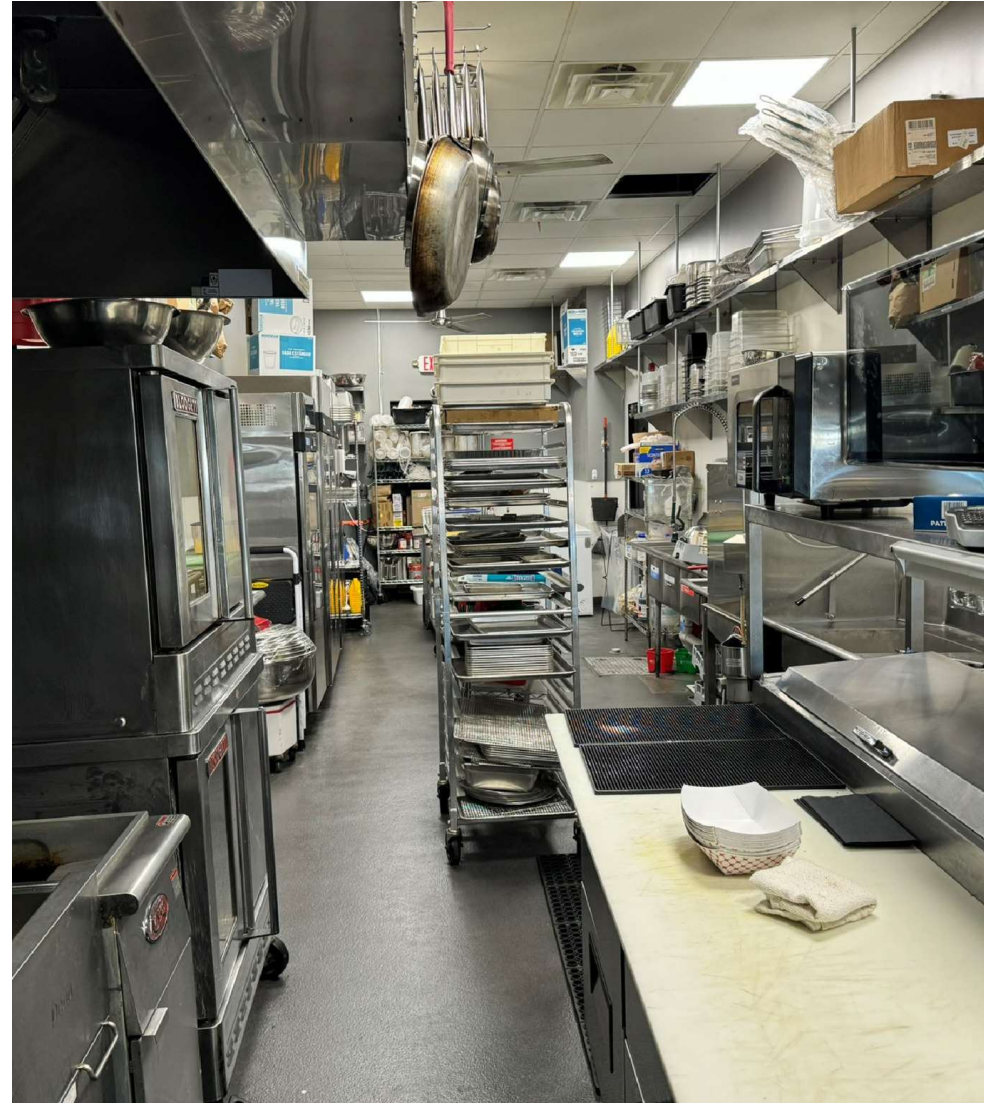
BUILDING INFORMATION

CEILING HEIGHT	10 ft
NUMBER OF FLOORS	1
YEAR BUILT	1950
YEAR LAST RENOVATED	2018

PROPERTY HIGHLIGHTS

- Open floor plan with 10ft ceiling height, large bar with 16 tap lines and offering seating for 12
- All FF&E in place
- 12 ft Hood
- Direct Access to Free Parking Lot in Rear

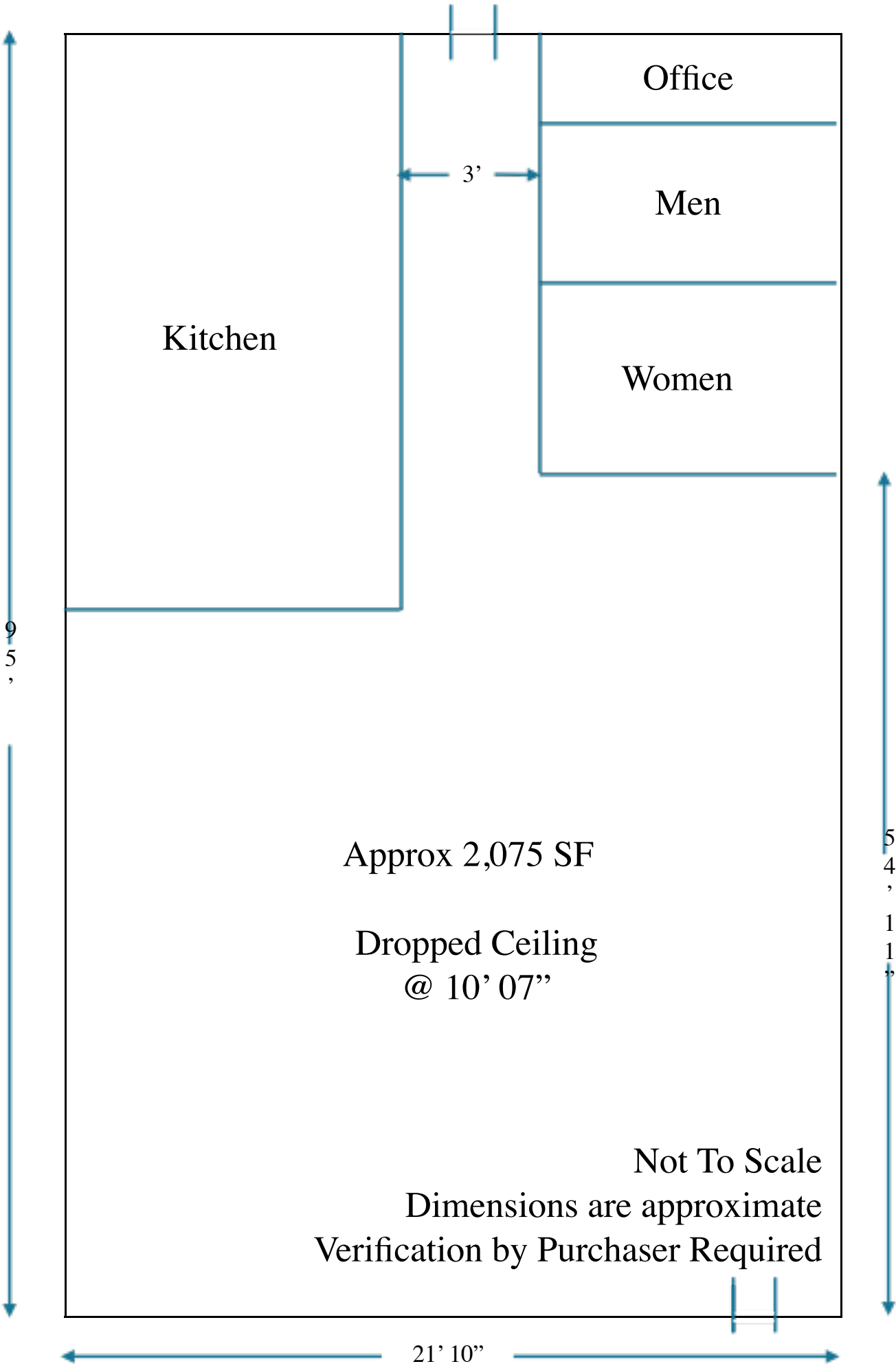
KITCHEN PHOTOS



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HARLEM & IRVING PLAZA

KOHL'S | TARGET | BEST BUY
 NORDSTROM | RACK | TARGET | Chipotle
 HOBBY LOBBY | XSPORT FITNESS | GameStop | Panera | Dunkin'

STAPLES | Michaels | Party City
 Burlington | Walgreens | CHASE
 PETCO | noodles | LONCHORN

Jewel Osco | BURGER KING
 T.J. MAXX | Home Depot

Starbucks | McDonald's | Taco Bell
 Huntington

Rich's Fresh Market | Walgreens
 Binny's Beverage Depot | dd's DISCOUNTS
 ROSS DRESS FOR LESS

THE BRICKYARD
 Jewel Osco | THE HOME DEPOT | TARGET | LOWE'S | ALDI
 PETS MART | ROSS DRESS FOR LESS | BUFFALO WILD WINGS
 Marshalls | AARON'S | XSPORT FITNESS | HARBOR FREIGHT TOOLS

McDonald's | DUNKIN' | GENE & JUDE'S HOT DOGS

18,200 VPD  SITE

White Castle
 Caputo's Fresh Markets | DUNKIN' | McDonald's

Walgreens | ACE | jiffy lube

Metra
 ELMWOOD PARK

Metra
 MONT CLARE

Metra
 MARS

W GRAND AVE

ELMWOOD PARK HIGH SCHOOL

Grand Ave
 W Fullerton Ave

S HARLEM AVE

Metra
 GALEWOOD

CINEMARK | Walgreens | ALDI | Wendy's
 Olive Garden | XSPORT FITNESS | O'Reilly

LET'S PIZZA | CVS pharmacy

PET SUPPLIES "PLUS" | WING STOP

COSTCO WHOLESALE

JOHNNIE'S

Starbucks | BUONA

Walgreens | DUNKIN'

Home Depot | KFC

W North Ave

North Ave

W NORTH AVE
 36,700 VPD

WINSTON PLAZA
 TARGET | BEST BUY | ROSS DRESS FOR LESS | OfficeMax
 Marshalls | Dollar Tree | Jewel Osco | Chick-fil-e | IHOP | FIVE BELOW | DUNKIN'

CVS pharmacy

FRESH THYME FARMERS MARKET

Walgreens | DUNKIN' | Binny's | Pizza Hut

DOLLAR TREE | Cash America

DOMINICAN UNIVERSITY
 CONCORDIA UNIVERSITY

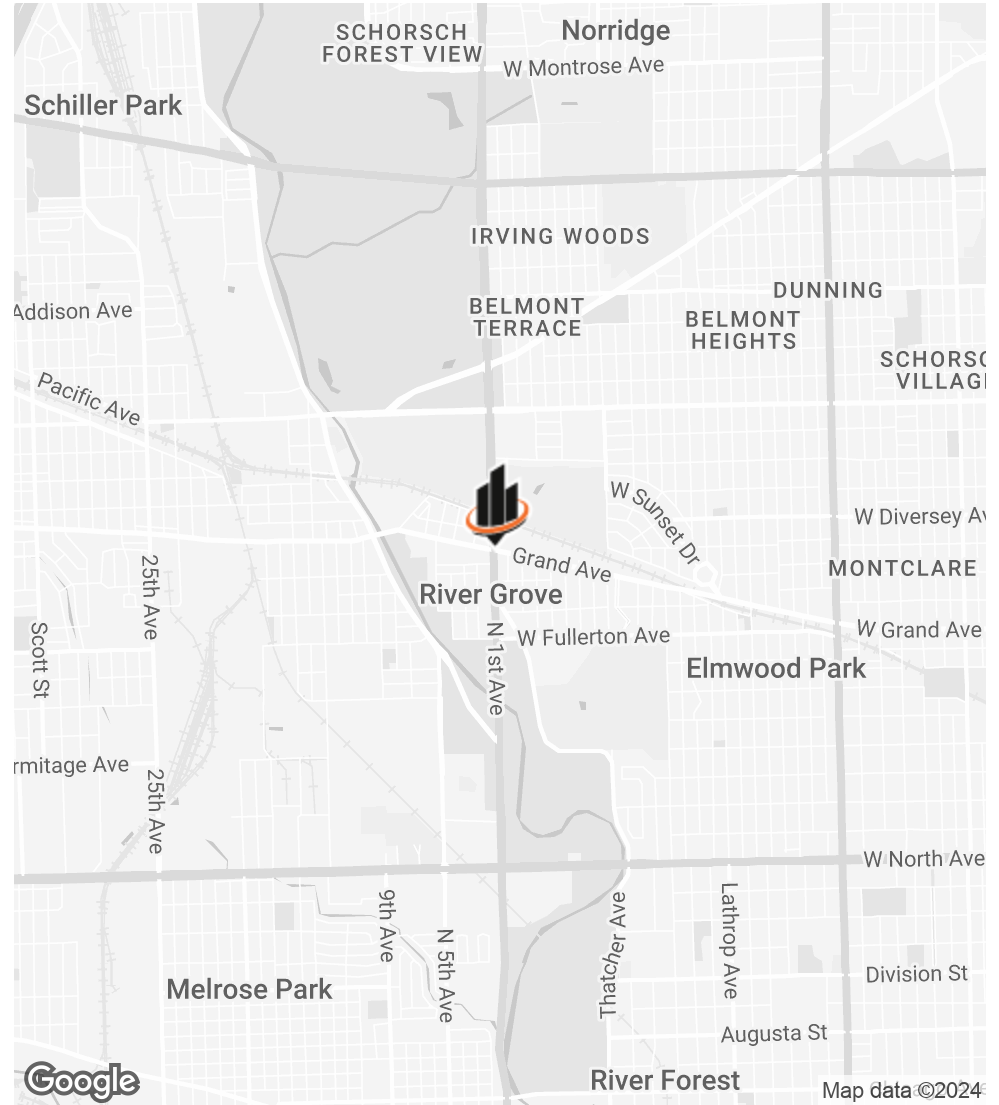
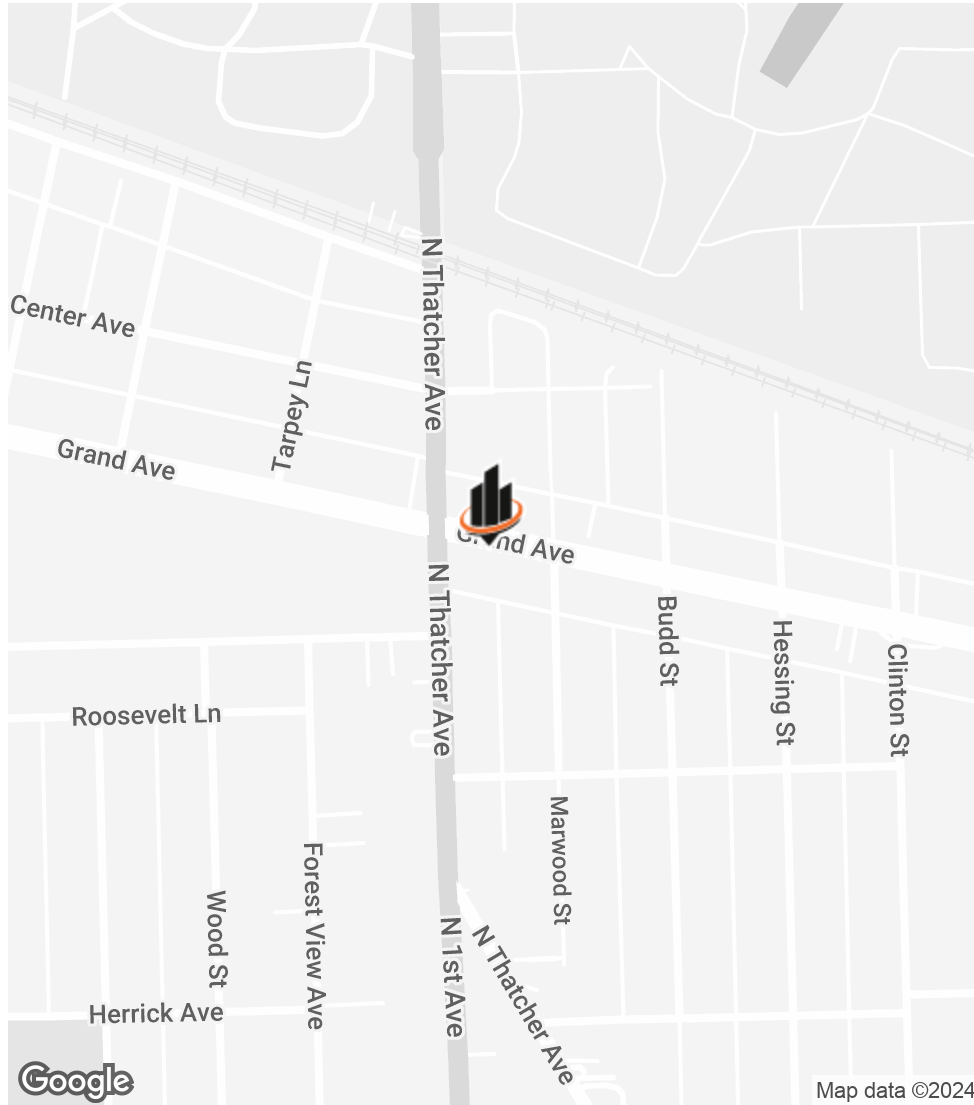


W GRAND AVE

N THATCHER AVE



LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

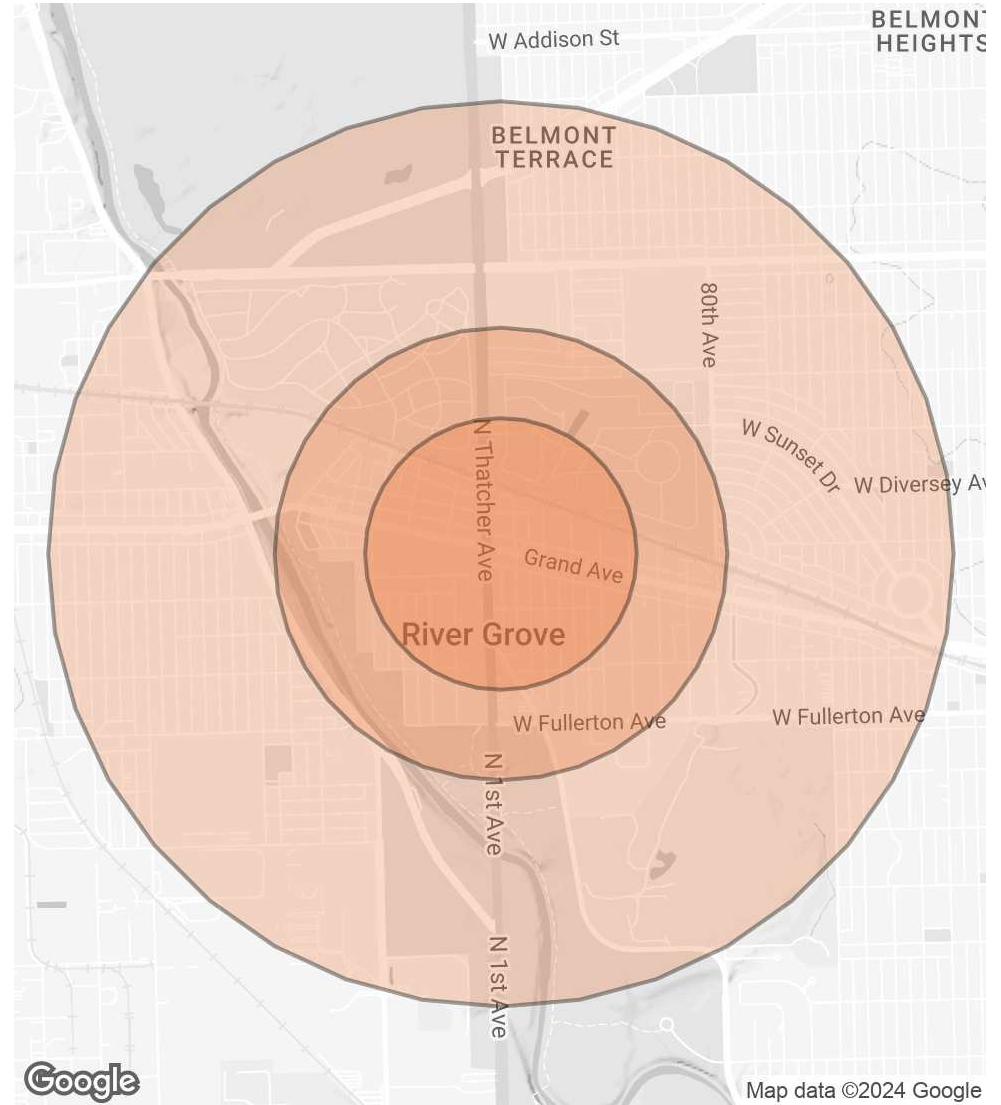
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,984	5,366	20,035
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	791	2,194	7,792
# OF PERSONS PER HH	2.5	2.4	2.6
AVERAGE HH INCOME	\$84,154	\$84,997	\$96,721
AVERAGE HOUSE VALUE	\$319,955	\$313,100	\$319,814

Demographics data derived from AlphaMap



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