

FOR LEASE



Charles
Rutenberg
REALTY

6566 E. Riverside Blvd. Loves Park, IL 61111



VACANT RESTAURANT FOR LEASE

3041 sq ft free standing QSR, prime location. Parking lot recently finished. Hot corner E. Riverside Rd 24,000 VPD. Perryville Rd 17,000 VPD. • Dense population of 154,343 within 5 miles with Average Household Income of \$71,488.

PROPERTY FEATURES

- ✓ 3041 SQ FT
- ✓ TRIPLE NET LEASE
- ✓ DRIVE-THRU
- ✓ EXISTING 20FT HOOD
- ✓ LOW TAXES RE-ASSESSED
2023 around \$12k

FOR MORE INFO:

Ben Useni
Direct: 630-597-5267
benuseni@gmail.com





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PROPERTY FACTS

Property Subtype: FAST FOOD

Building Size: 3,041 SF

Building Class: B

Tenancy: Single

Building Height: 1 Story

Building FAR: 0.08

Land Acres: 0.93 AC

Zoning: IL_CR

Parking: 35 Spaces

Frontage: 36 FT on E Riverside Blvd

This space was originally a KFC. Ownership open to other usages besides restaurant as long as zoning allows. Ideal location for quick serve restaurant as build-out is plug and play. Existing 20 foot hood would be huge cost savings for next operator if desired. HVAC is original and has no known issues. Ownership looking for an experienced and credible operator with solid financials and proven concept.

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