

Northwest Suburb

High occupancy restaurant, bar and event space situated on a large lot and high-traffic corner for sale or lease.

4868 IL Rte. 83, Long Grove, IL



Property Description

Meticulously owner-developed and expanded over time, the high-capacity property spans a generous four-acre site. Ample on-site parking supports large guest volumes. Dual curb cuts on two separate routes enhance accessibility and traffic flow. This turnkey asset features three fully equipped kitchens with multiple hoods, a hearth, and dumbwaiter access. The interior layout includes four distinct guest areas: a spacious island bar with potential for gaming machines, a ground-floor dining room, a dramatic mezzanine, and a dedicated party room ideal for private events or overflow.

Purchase Price: Negotiable

Property Taxes: \$57,729.90 (2024), \$3.61/SF

Lease Rate: Negotiable

OpEx: \$16,853.00, \$1.05/SF

Size (Approx.): 16,000 SF

Licenses: Must apply. (Gaming approved.)

For additional information or to schedule a showing, contact:

Monica Palermo, 312-575-0480, Ext. 115
Broker 773-294-4065 (Cell)
monicapalermo@kudangroup.com

Juan Carlos Gomez, Principal 312-575-0480, Ext. 111
773-543-2045 (Cell)
juancarlos@kudangroup.com



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

	1-Mile	5-Mile
2022 Population	3,653	178,954
2027 Population	3,621	177,174
Annual Growth 2022-2027	-0.88%	0.99%

Households

2022 Households	1,273	65,391
Annual Growth 2022-2027	-1.1%	-1.1%

Income

Avg. Household Income	\$119,864	\$111,284
-----------------------	-----------	-----------

Source: Costar

Nearby Businesses

Lemmon-Hill Baseball Fields	Twin Orchard Country Club
Royal Melbourne Country Club	Valentino Vineyards & Winery
Cake Boutique	Starbucks
Ballybunion Golf Center	CVS
Fine Wine And Spirits	

Location: Long Grove

Surrounded by the charm of a small town, nestled within the cobblestone-lined streets, adventures are waiting to be explored. Memories are made from new experiences, moments had with loved ones, and stories that are shared among friends over a drink and a great meal. Long Grove, IL is a town designed to make memories. From the unique boutique shops along the streets, the dining and nightlife events that occur on a weekly basis, to the spectacular festivals – every day something special is happening in Long Grove, IL.

- longgrove.org

Map

At the Intersection of Gilmer Rd. and Mundelein Rd.

