

Retail Property For Lease

# 2703 E SAUK TRL, SAUK VILLAGE, IL 60411



For more information, please contact:

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,282 SF

**Lease Rate:** Negotiable

**Lot Size:** 0.3 Acres

**Year Built:** 2004

**Building Size:** 2282 SF

**Zoning:** C-2

### PROPERTY HIGHLIGHTS

- Former Dunkin with Drive-Thru for Lease
- Full kitchen with walk-in cooler and freezer
- Ideally located at the stoplight corner of Torrence and Sauk Trail
- Situated just off IL-394 with easy access to Chicago
- Strong retail corridor with surrounding nationals
- Great opportunity for a QSR



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## PROPERTY DESCRIPTION



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Former Dunkin available for Lease in Sauk Village, Illinois. This is a great opportunity to lease a freestanding building ideally positioned along busy Sauk Trail, just off IL-394 in Sauk Village, Illinois. This high-visibility property, situated at Torrence and Sauk Trail, was previously operated as a restaurant and is perfectly suited for continued food service or adaptive reuse.

The building features a fully equipped kitchen, including a walk-in cooler and freezer, and an existing drive-thru lane—offering already in-place infrastructure for quick-service restaurants. Ample on-site parking and dedicated ingress/egress enhance customer convenience and accessibility.

### LOCATION DESCRIPTION

The property is located strategically at the corner of Torrence Avenue and Sauk Trail in Sauk Village, Illinois.

Sauk Village is a strategically positioned suburb approximately 30 miles south of downtown Chicago, nestled along the historic Sauk Trail and intersected by Illinois Route 394—offering seamless access to major regional highways including I-94 and I-80/294.

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## ADDITIONAL PHOTOS



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## RETAILER MAP



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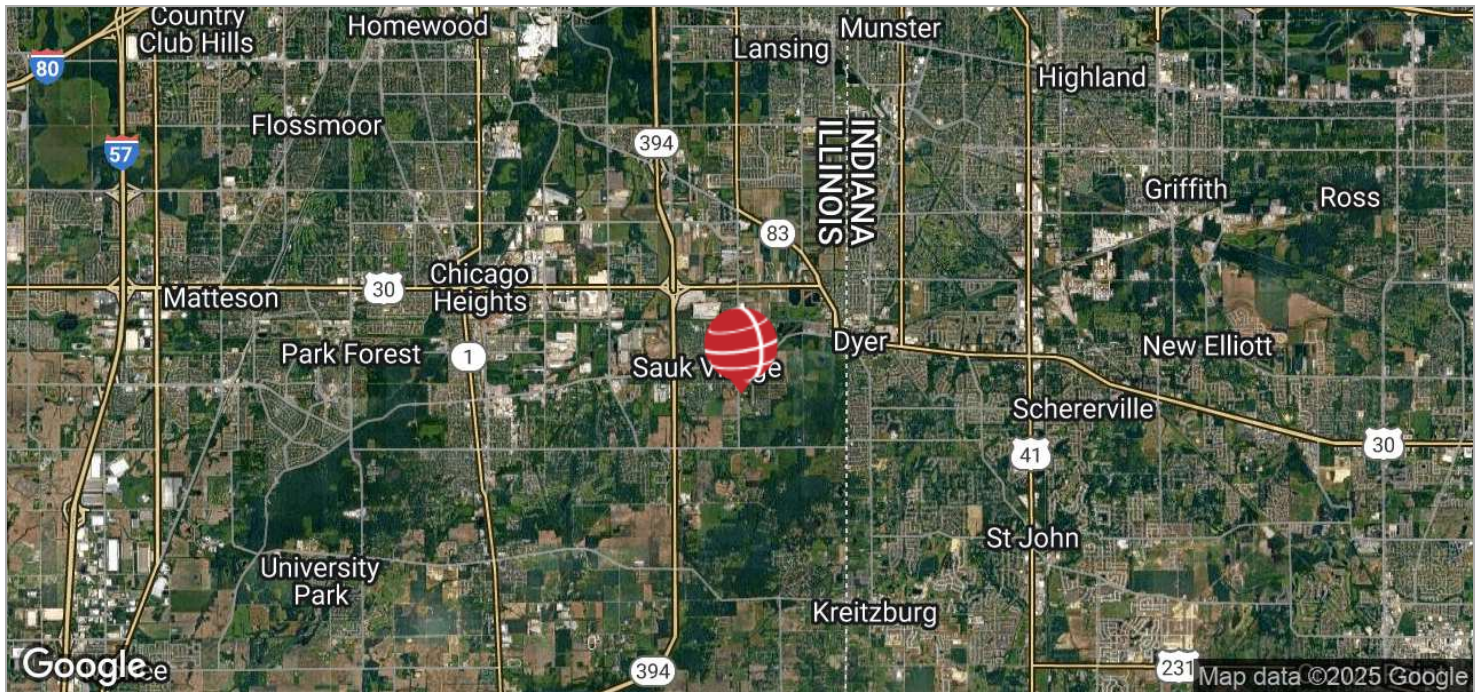
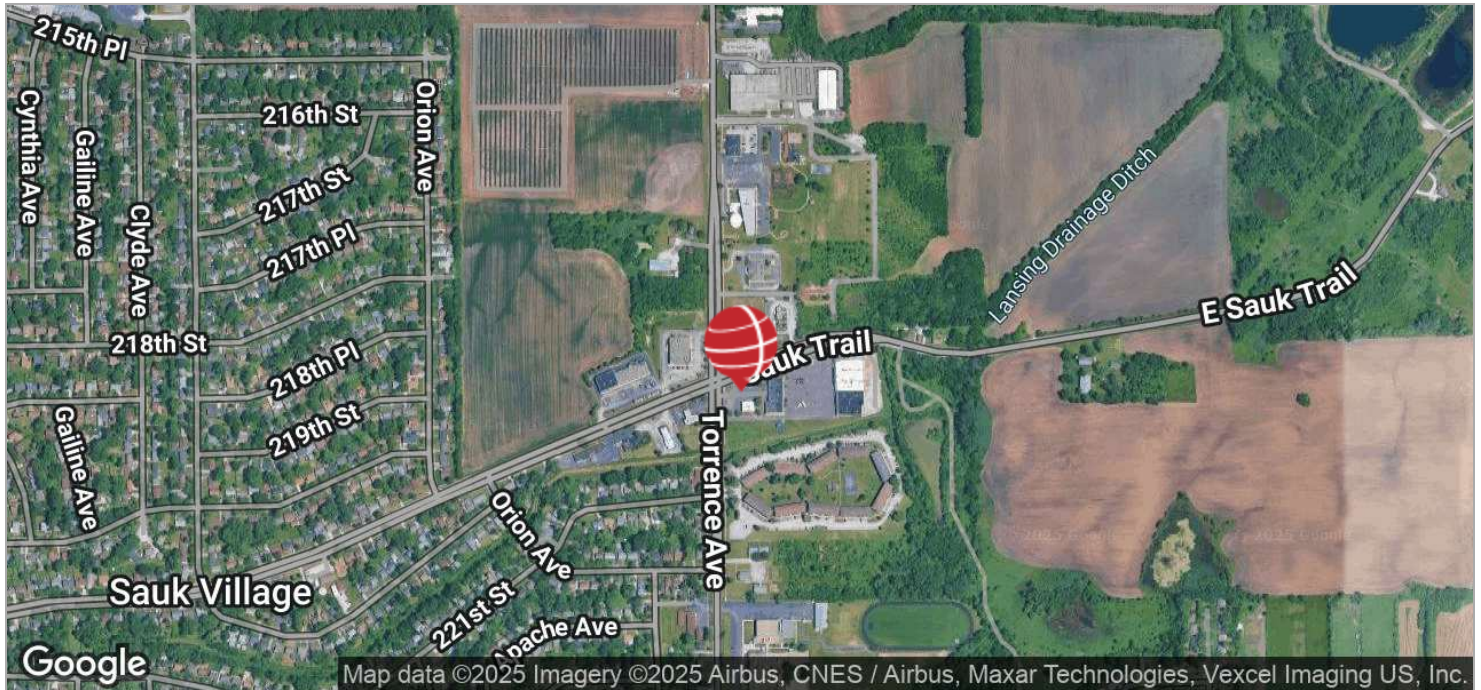


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## LOCATION MAPS



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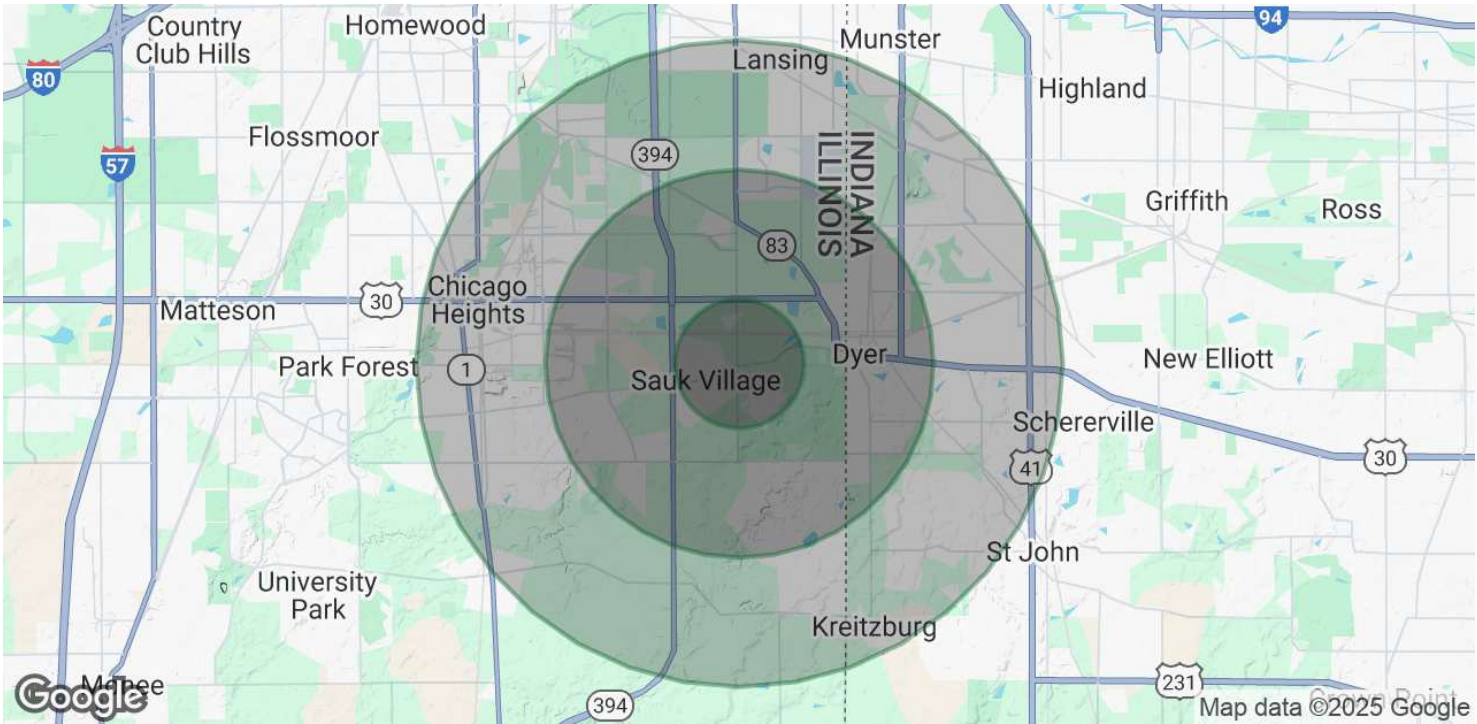


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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,765	34,277	114,490
Average Age	36	41	42
Average Age (Male)	35	40	41
Average Age (Female)	37	42	44

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,607	12,588	44,305
# of Persons per HH	3	2.7	2.6
Average HH Income	\$69,855	\$98,812	\$102,634
Average House Value	\$116,694	\$238,796	\$269,186

Demographics data derived from AlphaMap

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