

FOR SALE

PRIME RESTAURANT PROPERTY FOR SALE | INGLESIDE IL

69 S. Washington Street Ingleside, IL 60041



PROPERTY DESCRIPTION

Seize this exceptional opportunity to own a 4,707 sq. ft. restaurant property on a spacious 0.77-acre lot spanning five separate parcels, offering flexibility, room for growth, and exciting redevelopment potential. Fully equipped and ready for your culinary vision, the property features a 15-foot commercial hood, a walk-in cooler, multiple stand-alone freezers, a dedicated prep area, and a welcoming dining space that seats 110 guests, complete with a fully-stocked bar and a gaming area with four machines (expandable to six). Additional perks include a bonus upstairs space ideal for an office or storage and ample parking across the five parcels to ensure convenience for guests. With its prime location, thoughtful layout, and endless possibilities, this property is perfect for restaurateurs or developers looking to bring their vision to life.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.77 Acres
Building Size:	4,800 SF
APN:	05-11-303-001 05-11-303-002 05-11-303-003 05-11-303-004 05-11-303-005

Paul Proano

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**COLDWELL BANKER
COMMERCIAL
REALTY**

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LOCATION DESCRIPTION

Located in Ingleside, an unincorporated community in Lake County, Illinois, this prime property offers an exceptional redevelopment opportunity in a highly accessible and scenic area. Strategically nestled between Fox Lake, Round Lake Heights, and Lake Villa, the site benefits from a location just off Route 59 with convenient access to Route 12, a key transportation corridor with traffic counts exceeding 20,000 vehicles daily, ensuring high visibility and accessibility. The surrounding area is home to a growing population, with over 50,000 residents within a 5-mile radius and an average household income of approximately \$90,000, providing a solid customer base for commercial ventures. Surrounded by beautiful lakes and thriving residential subdivisions, the property is also a short drive from downtown Fox Lake, offering proximity to attractions, dining, and amenities. With its ideal location, high traffic exposure, and access to a strong local market, this site is perfect for a variety of redevelopment opportunities, including retail centers, mixed-use projects, or community-focused developments like event spaces or boutique hospitality. This property's combination of strategic location, growing market demographics, and robust infrastructure makes it a standout investment for developers looking to make an impact in this vibrant area.

HIGHLIGHTS

- 32 parking Spaces
- 15 foot hood
- Add more gaming machines
- Ample storage space
- Five individual parcels
- Great redevelopment opportunity

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FLOOR PLAN

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Total Approx. Sq Ft: 4,800 Sq Ft



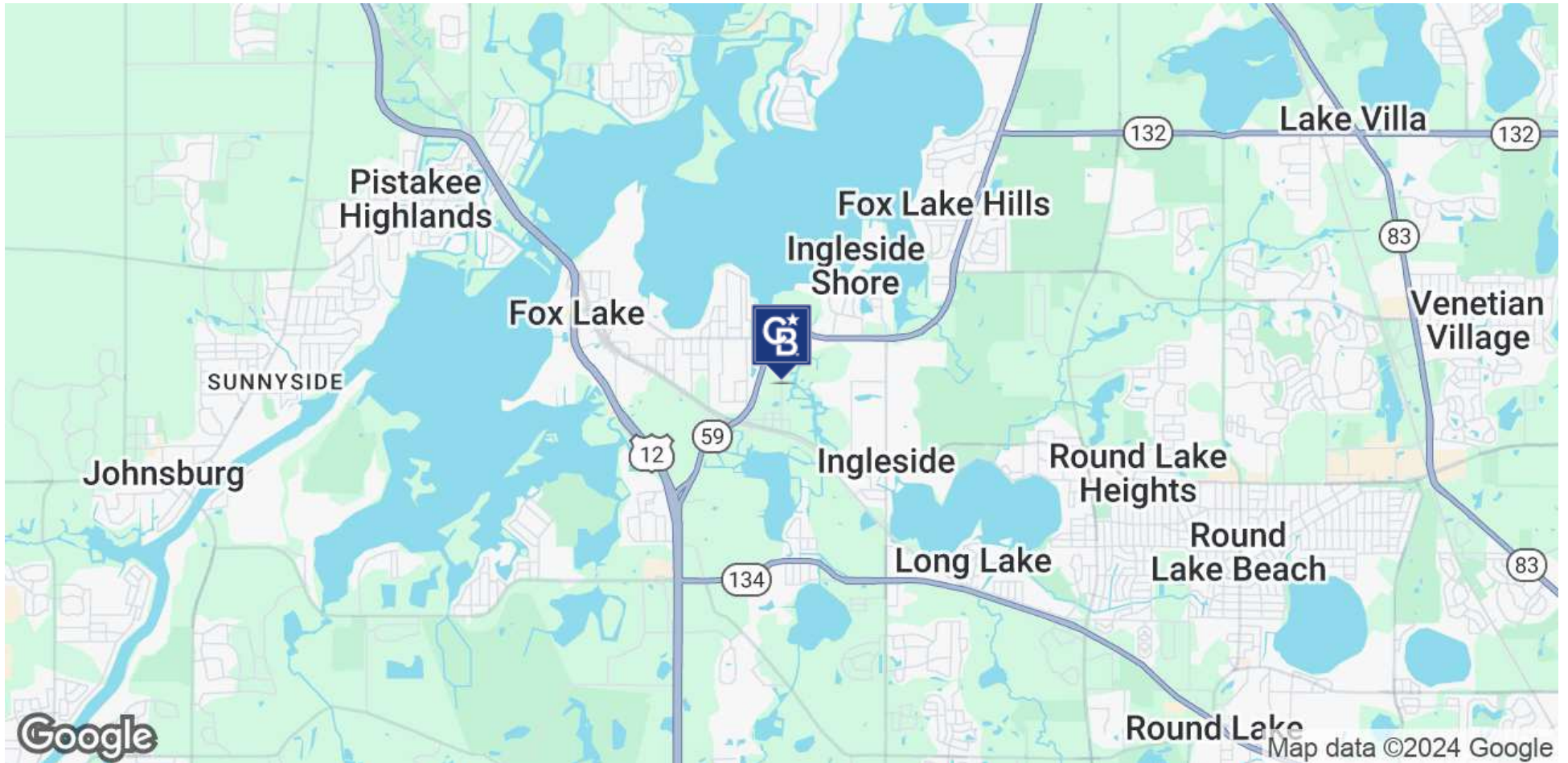
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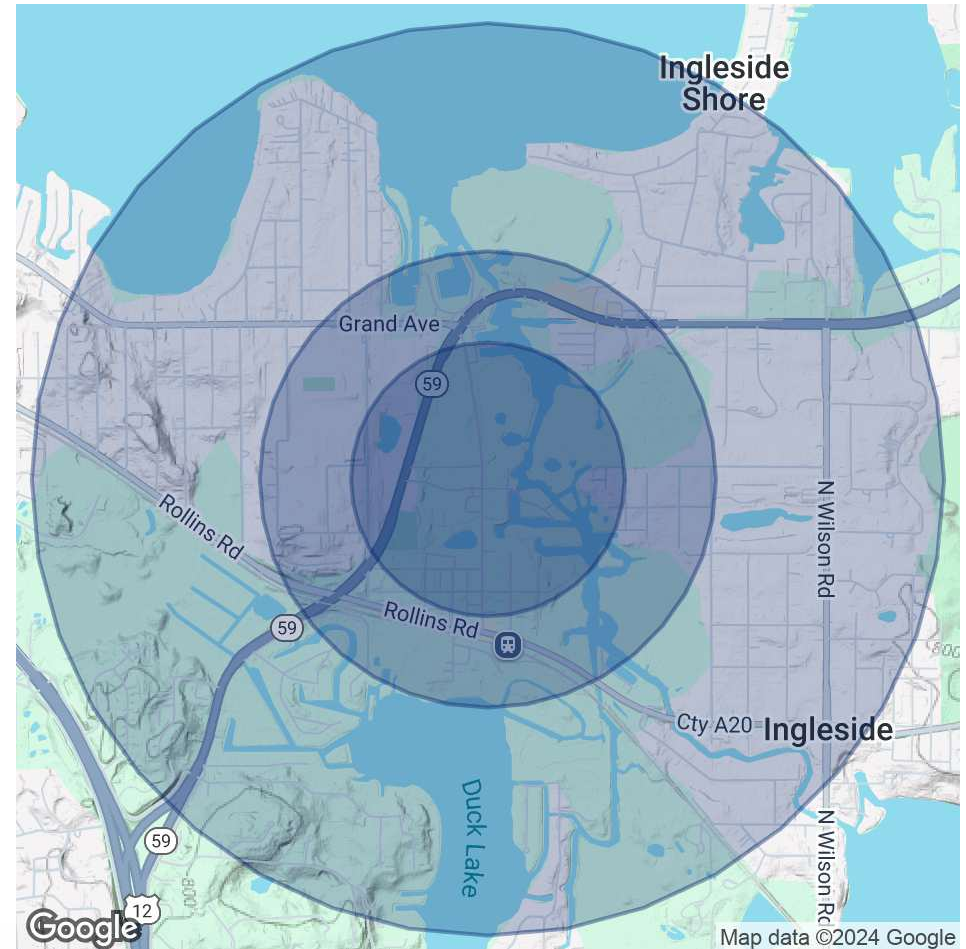
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	630	1,608	6,107
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	40	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	247	644	2,454
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$92,817	\$91,104	\$96,330
Average House Value	\$244,312	\$253,973	\$255,553

Demographics data derived from AlphaMap



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