

High-End Restaurant & Coffee Shop

FOR SALE / LEASE

(Business Not for Sale,
Property Only)



4405 Winfield Road,
Warrenville, IL 60555

Property Snapshot

- Freestanding 1-story brick building on a landscaped 1.84-acre lot
- 3,856 sq ft interior
- Drive-thru (operational)
- 70 parking spaces
- 530' frontage on Winfield Road
- Outdoor sit-out area – 3 spaces
- Flag pole

(Excludes furniture, tree & chandelier)

Key Highlights

- Recently renovated – 2024
- New roof & 4 new HVAC units
- Upgraded burglary & fire alarm system (ADS)
- 30-camera high-resolution DVR
- 4-zone JBL restaurant sound system
- High-speed Comcast internet

Interior Features

- Two newly built men's & women's washrooms
- Two Cambria Beaumont quartz front counters
- Walk-in cooler and freezer
- Full commercial kitchen with 3 hoods
- 3-compartment sink, multiple kitchen stations & appliances (list available)
- Dedicated storage area

Location Advantages

- Adjacent to Marriott SpringHill Suites
- Surrounded by corporate offices, Regal Theatres, Super Target, Life Time Fitness, five hotels, five banks, a day-care center, and two residential complexes
- High-traffic corner of Winfield Road & Diehl Road (traffic count: 36,986)
- Quick access to I-88
- Naperville submarket with excellent demographics

Transit & Airport Access

- Naperville Station – 2.7 miles / 7 mins
- Route 59 Station – 4.6 miles / 9 mins
- Winfield Station – 5.0 miles / 10 mins
- Lisle Station – 6.3 miles / 13 mins
- Wheaton Station – 7.5 miles / 14 mins
- O'Hare Airport – 27.5 miles / 39 mins
- Midway Airport – 26.6 miles / 40 mins

For Further Details: Contact:

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