



THE GYROS EXPRESS

750 N Addison Rd, Villa Park, IL 60181

VICKIE C. SOUPOS

Broker

630.965.6000

vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
ΔFRIDI MAP	11

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Vickie Soupos - Fulton Grace - Illinois its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Vickie Soupos - Fulton Grace - Illinois its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Vickie Soupos - Fulton Grace - Illinois will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Vickie Soupos - Fulton Grace - Illinois makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Vickie Soupos - Fulton Grace - Illinois does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Vickie Soupos - Fulton Grace - Illinois in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY INFORMATION

Section 1

VICKIE C. SOUPOS

Broker
630.965.6000
vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP



PROPERTY DESCRIPTION

Well-known and locally loved Gyros Express is now available for sale in the heart of Villa Park, Illinois. This turnkey, well-established fast-casual restaurant (40+ years in operation) has built a strong reputation for high-quality Mediterranean and Greek-style cuisine, supported by a loyal customer base and consistent demand from dine-in, takeout, catering, and delivery. The space is fully built out and equipped with a functional commercial kitchen, hood system, prep areas, and seating, allowing a new owner to step in and continue operations seamlessly. The restaurant offers both indoor and outdoor dining, enhancing year-round revenue potential. Ideally suited for an owner-operator or an investor seeking a proven food-service location with multiple income streams. The business also features six (6) video gaming terminals, an ATM, and a liquor license, providing significant ancillary revenue. There is additional upside with the ability to add a full-service bar to the video gaming area, along with opportunities to expand hours, enhance marketing, and grow catering and delivery platforms. Located in a high-visibility area with steady traffic and strong neighborhood demographics, it benefits from repeat local customers, nearby businesses, and surrounding residential density. Highlights Include: Established brand with 40+ years of successful operation; Turnkey restaurant with FF&E included; Indoor and outdoor dining options; Liquor license, ATM, and 6 video gaming terminals; Strong takeout, catering, and delivery business. Excellent visibility and accessibility. Significant growth potential through bar build-out, marketing, and menu expansion. Opportunity to acquire a profitable restaurant with multiple revenue streams in a desirable suburban market.

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lot Size:	10,400 SF
Building Size:	1,979 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	304	1,078	4,878
Total Population	874	3,217	13,777
Average HH Income	\$105,997	\$106,555	\$108,554



PROPERTY DESCRIPTION

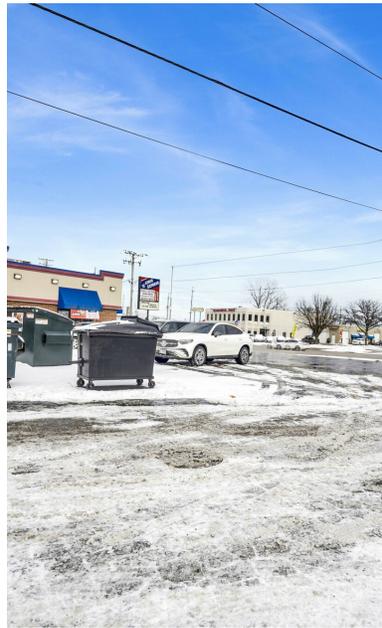
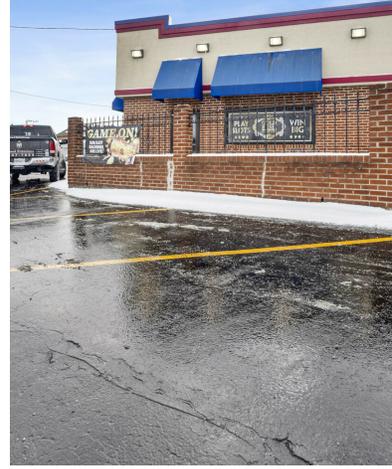
Established Restaurant for Sale - Well-known and locally loved Gyros Express is now available for sale in the heart of Villa Park, Illinois. This turnkey, well-established fast-casual restaurant (40+ years in operation) has built a strong reputation for high-quality Mediterranean and Greek-style cuisine, supported by a loyal customer base and consistent demand from dine-in, takeout, catering, and delivery. The space is fully built out and equipped with a functional commercial kitchen, hood system, prep areas, and seating, allowing a new owner to step in and continue operations seamlessly. The restaurant offers both indoor and outdoor dining, enhancing year-round revenue potential. Ideally suited for an owner-operator or an investor seeking a proven food-service location with multiple income streams. The business also features six (6) video gaming terminals, an ATM, and a liquor license, providing significant ancillary revenue. There is additional upside with the ability to add a full-service bar to the video gaming area, along with opportunities to expand hours, enhance marketing, and grow catering and delivery platforms. Located in a high-visibility area with steady traffic and strong neighborhood demographics, Gyros Express benefits from repeat local customers, nearby businesses, and surrounding residential density. Highlights Include: Established brand with 40+ years of successful operation; Turnkey restaurant with FF&E included; Indoor and outdoor dining options; Liquor license, ATM, and 6 video gaming terminals; Strong takeout, catering, and delivery business. Excellent visibility and accessibility. Significant growth potential through bar build-out, marketing, and menu expansion. A rare opportunity to acquire a profitable, operating restaurant with multiple revenue streams in a desirable suburban market.

LOCATION DESCRIPTION

North Ave. & Addison Rd., Villa Park



ADDITIONAL PHOTOS



THE GYROS EXPRESS



LOCATION INFORMATION

Section 2

VICKIE C. SOUPOS

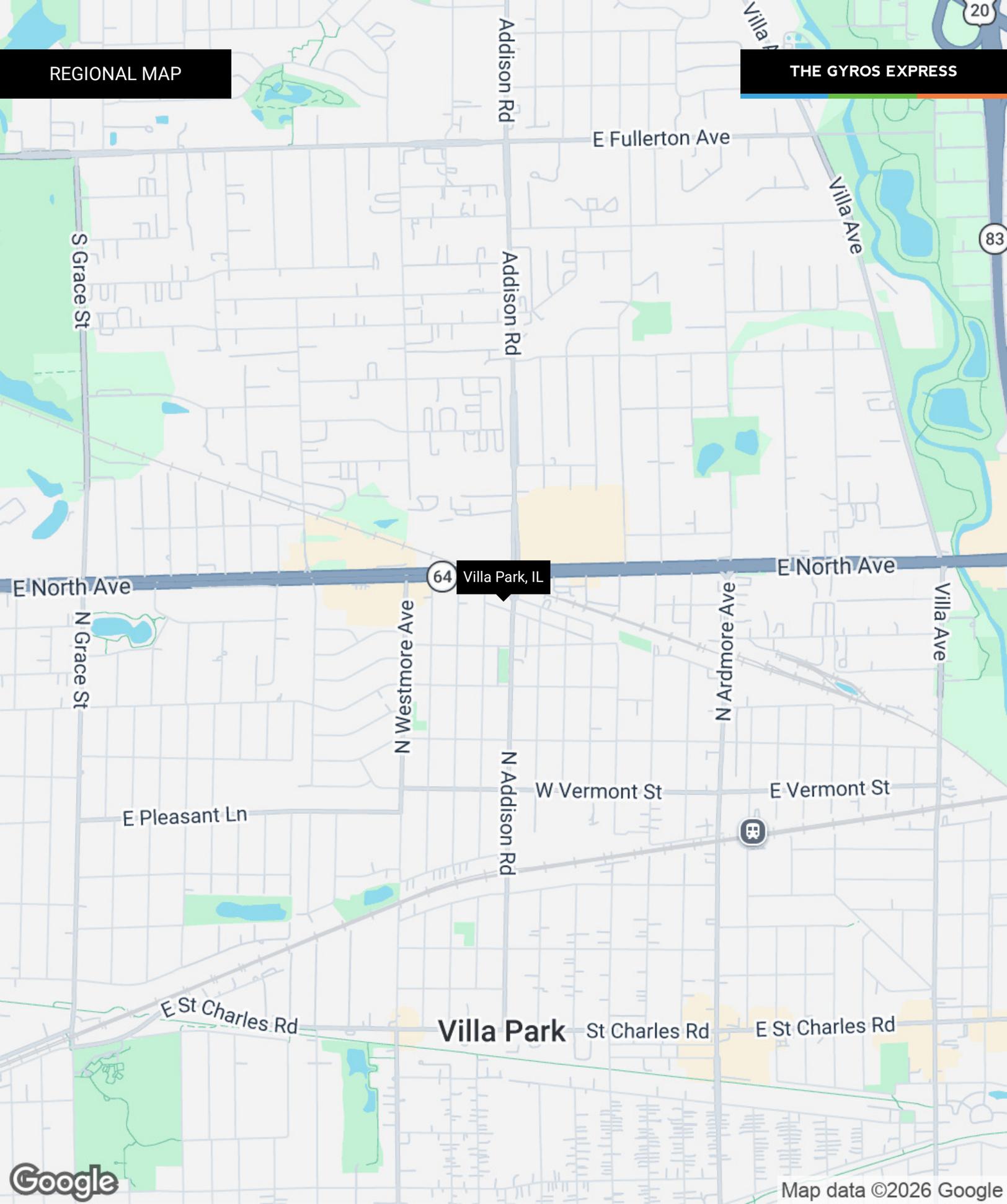
Broker
630.965.6000
vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP

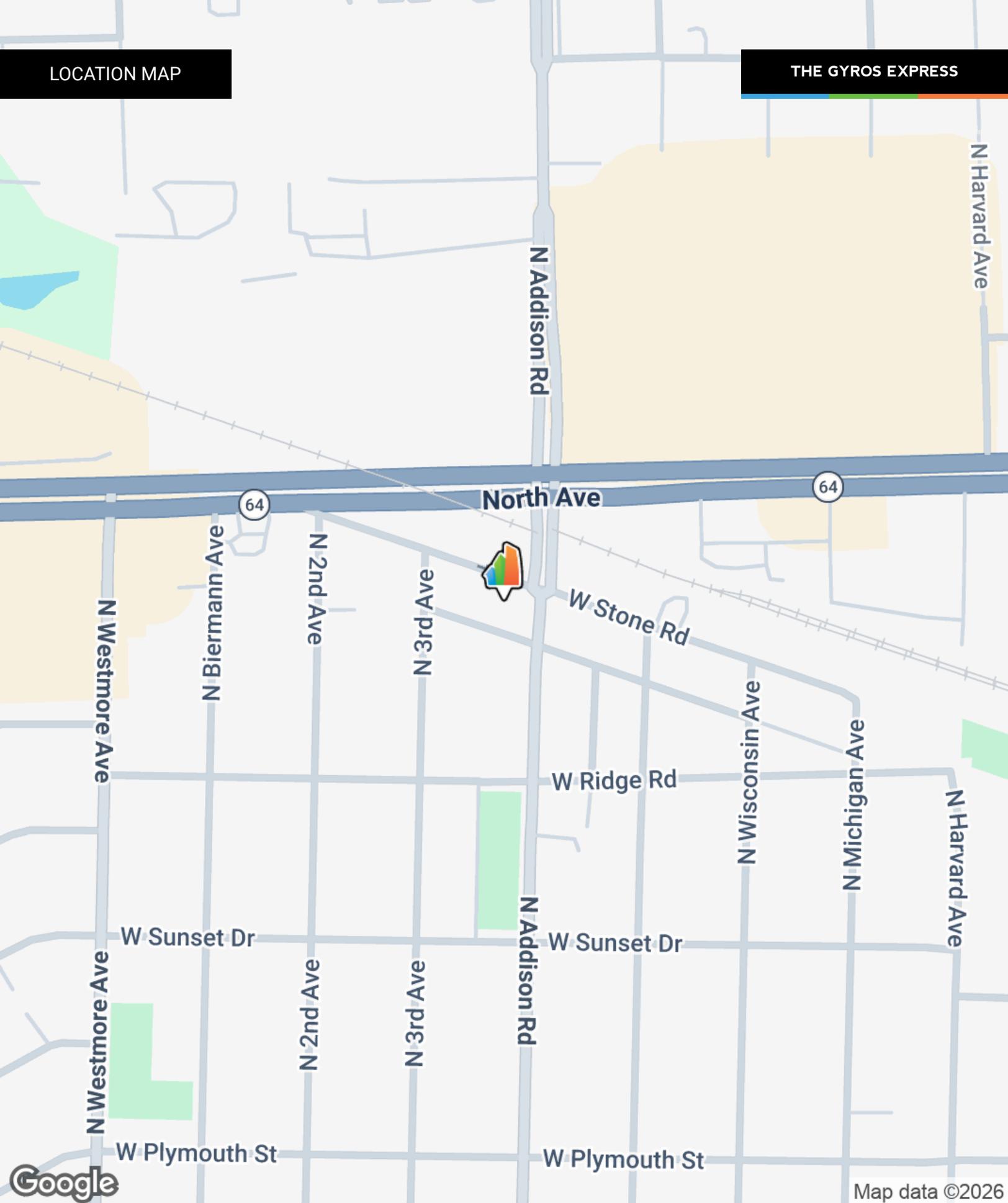


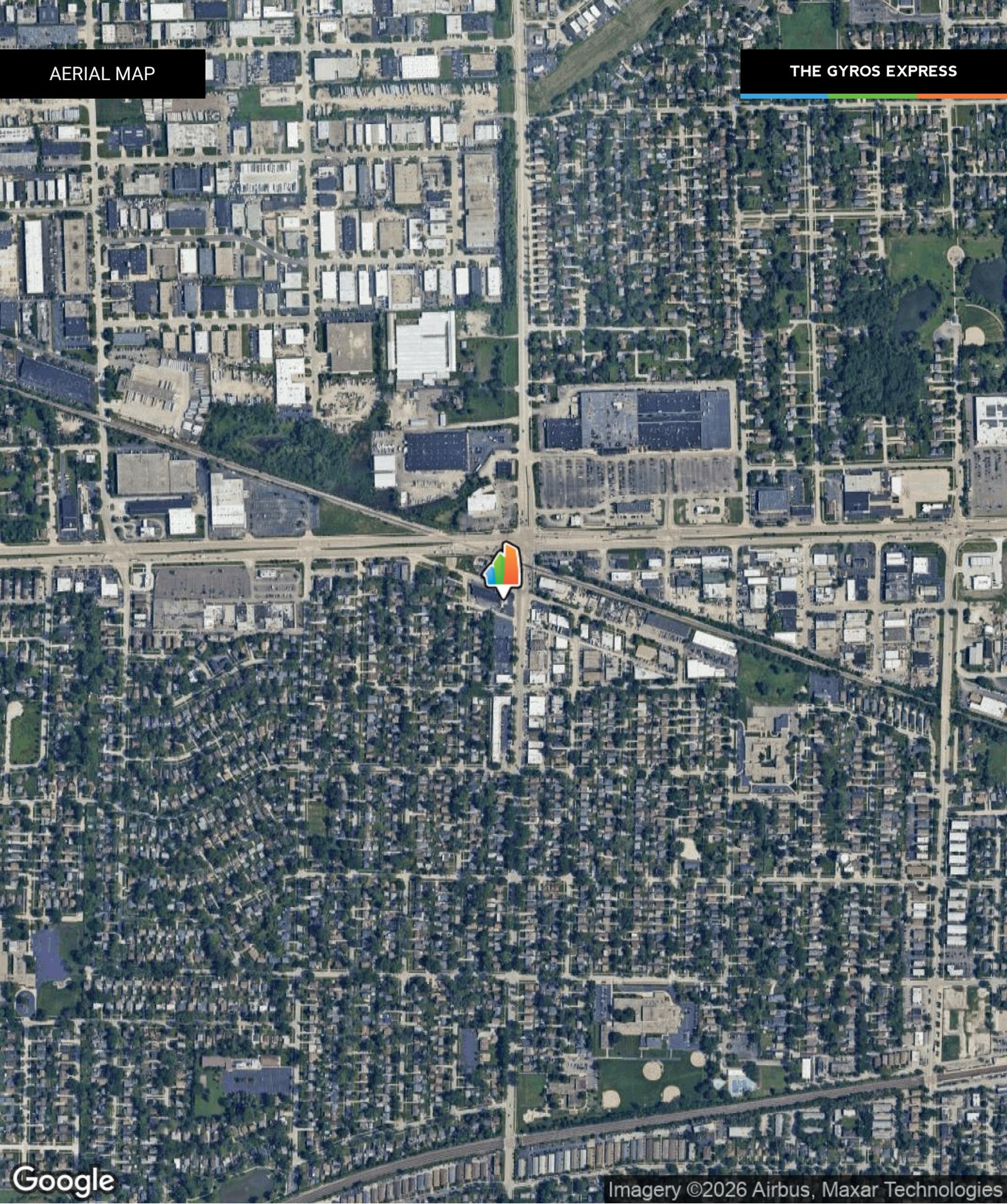
64 Villa Park, IL

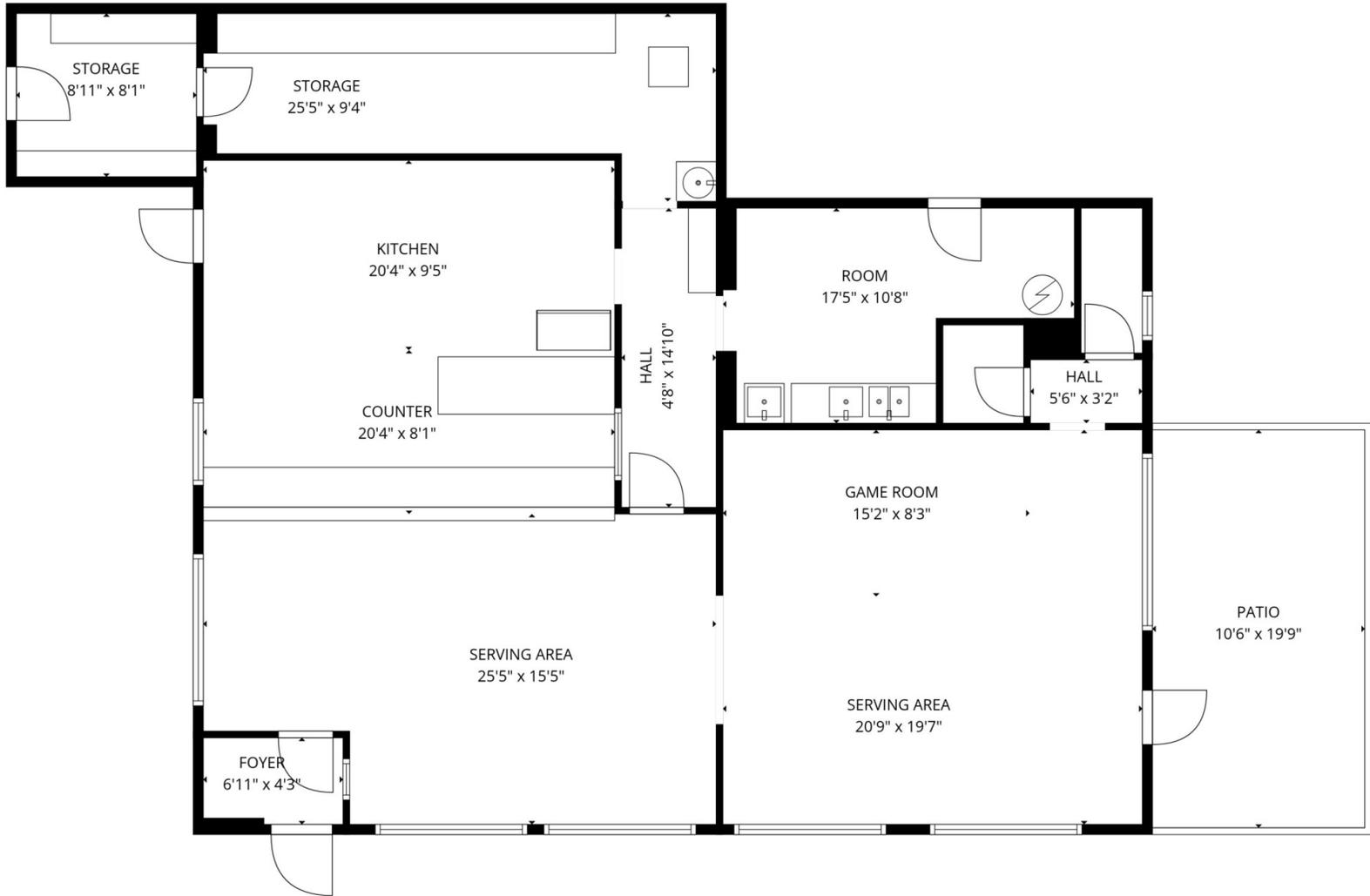
Villa Park



Map data ©2026 Google







TOTAL: 1312 sq. ft

1st floor: 1312 sq. ft

EXCLUDED AREAS: STORAGE: 262 sq. ft, PATIO: 207 sq. ft, WALLS: 93 sq. ft



FINANCIAL ANALYSIS

Section 3

VICKIE C. SOUPOS

Broker
630.965.6000
vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP

INVESTMENT OVERVIEW

Price	\$1,295,000
Price per SF	\$654

OPERATING DATA

FINANCING DATA



DEMOGRAPHICS

Section 4

VICKIE C. SOUPOS

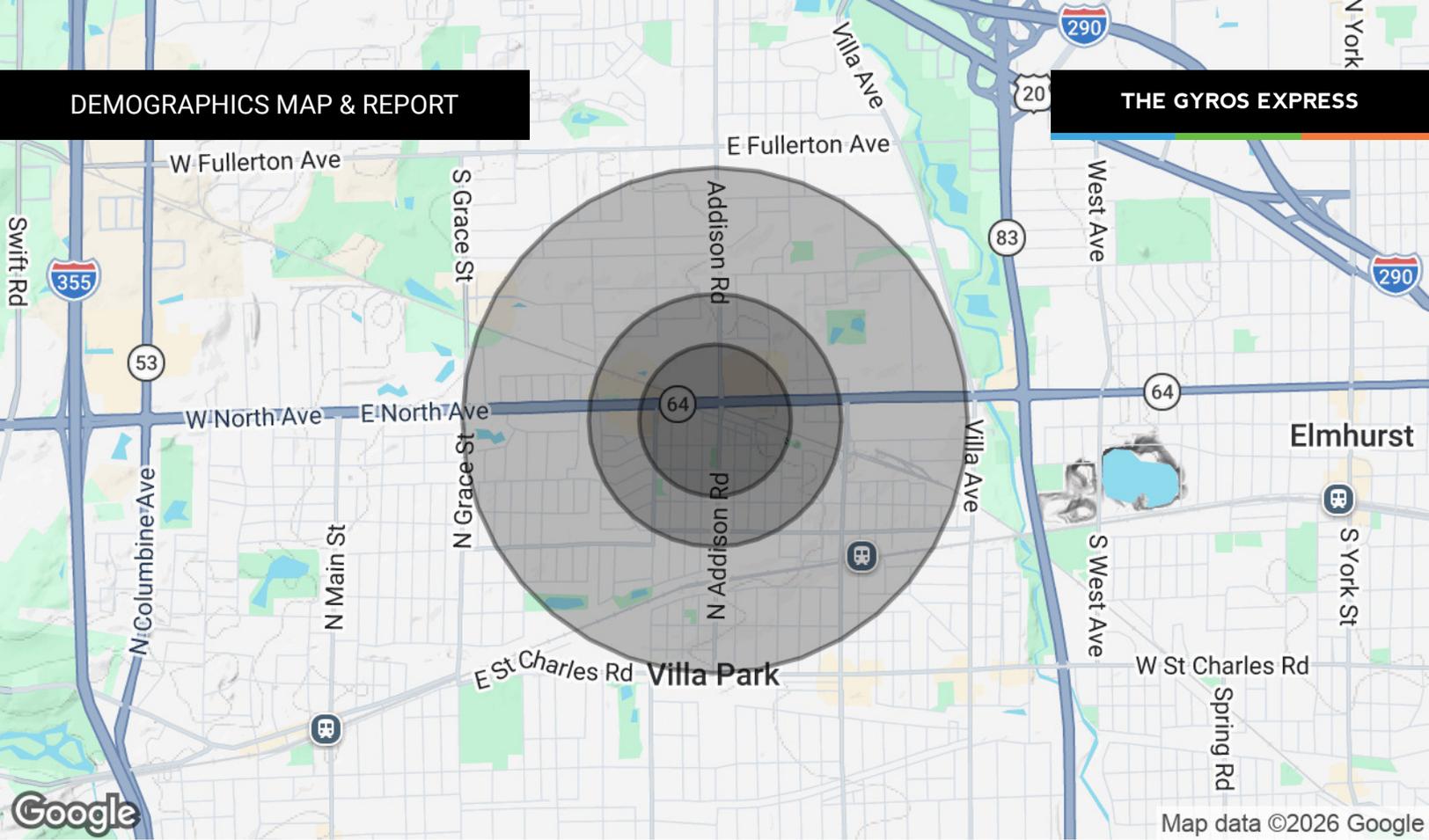
Broker
630.965.6000
vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	874	3,217	13,777
Average Age	39	39	39
Average Age (Male)	39	38	39
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	304	1,078	4,878
# of Persons per HH	2.9	3	2.8
Average HH Income	\$105,997	\$106,555	\$108,554
Average House Value	\$294,280	\$314,201	\$320,856

Demographics data derived from AlphaMap



ADVISOR BIOS

Section 5

VICKIE C. SOUPOS

Broker
630.965.6000
vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP



VICKIE C. SOUPOS

Broker

vickie@colovos-soupos.com

Direct: 630.965.6000 | Cell: 630.965.6000

PROFESSIONAL BACKGROUND

Vickie C. Soupos is a seasoned real estate professional with a dynamic background that merges financial expertise with a deep-seated passion for property. With a career spanning over two decades, Vickie's journey into real estate was catalyzed by a pivotal moment in history—the aftermath of September 11, 2001. After a decade-long tenure as a financial consultant, Vickie found herself at a crossroads when she was laid off from her job. However, fate intervened as her mother, Georgia Colovos, a venerable figure in the real estate industry since 1985, extended an invitation for Vickie to join forces with her.

Initially hesitant, Vickie eventually embraced the opportunity, marking the beginning of a fruitful collaboration that continues to thrive to this day. With a wealth of experience encompassing both residential and commercial properties, Vickie has facilitated transactions ranging from multi-million-dollar condominiums to expansive retail centers and industrial properties. Her stellar track record is punctuated by numerous accolades, including being ranked as high as #1 among all her former brokerage agents in Illinois and 14th worldwide. Notably, Vickie has clinched the title for the largest commercial sale four times in the past five years at her former brokerage.

A graduate of DePaul University, Vickie holds a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy. Her academic journey was marked by accolades, including a departmental award for Outstanding Leadership in the IME Program—an Honors Program for Business majors. Prior to her real estate tenure, Vickie honed her negotiation skills and business acumen during a nine-year tenure at American Benefit Services, Inc. (ABSi), where she served as the National Accounts Director.

Beyond her professional endeavors, Vickie's life is characterized by a rich tapestry of interests and passions. An avid athlete, she finds solace and exhilaration in both playing and watching sports, while her dedication to fitness is evident through her commitment to CrossFit. Additionally, Vickie channels her creative energy into artistic pursuits, with a flair for calligraphy honed during her high school years—where she operated a successful side business crafting handwritten wedding invitations.

Rooted in her lifelong residence in the area and fueled by her roles as a devoted mother to her children, Panos and Andriana, Vickie's approach to real estate transcends transactions. Her ability to seamlessly navigate both urban and suburban markets, coupled with her unwavering dedication to maximizing client satisfaction, positions her as a trusted advisor and ally in the pursuit of real estate excellence. Whether facilitating a sale or guiding buyers towards their dream property, Vickie's steadfast commitment to integrity, diligence, and client-centric service remains unwavering—a testament to her enduring impact in the realm of real estate.

EDUCATION

Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during its induction.

Vickie Soupos - Fulton Grace - Illinois
120 N. York St.
Elmhurst, IL 60126
630.965.6000



THE GYROS EXPRESS

750 N Addison Rd, Villa Park, IL 60181

VICKIE C. SOUPOS

Broker

630.965.6000

vickie@colovos-soupos.com



FULTON GRACE



COLOVOS | SOUPOS
GROUP