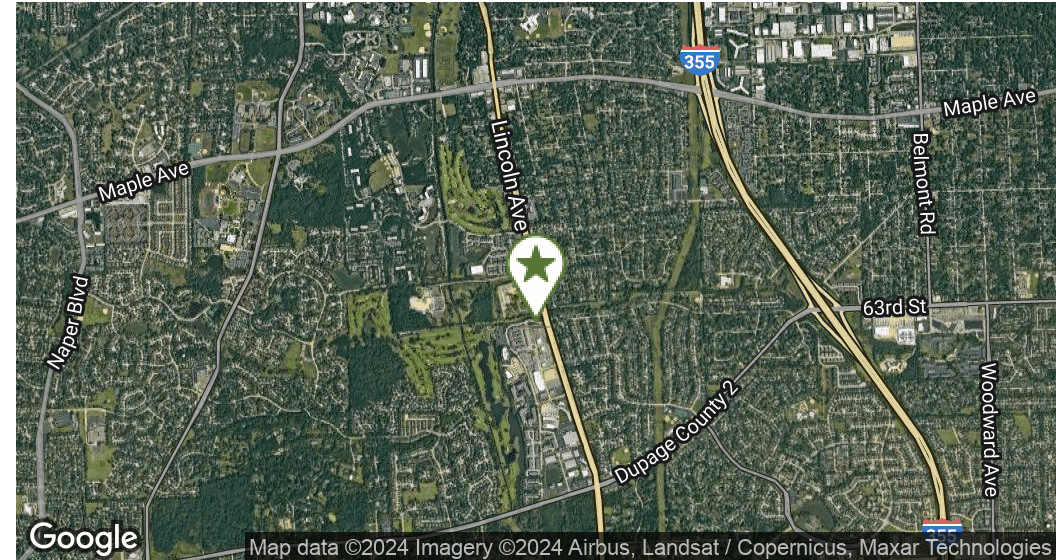


john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	Subject to Offer
Building Size:	9,950± SF
Patio Size:	1,250± SF
Lot Size:	0.38 Acres
Year Built:	2008
Renovated:	2014
Zoning:	ORI
Traffic Counts:	30,800 VPD IL Route 53

PROPERTY OVERVIEW

9,950± sf restaurant building available for lease in Woodridge. Join a built-in customer base with Cinemark, Starbucks, Ike & Oak Brewing Company, Legends Grill and Bar, Jam n' Jelly Café, Chef Soon, Seven Bridges Golf Club, and other prime retailers, businesses, and residences. With its single-story layout and ORI zoning, it is well-suited for a variety of restaurant concepts and is divisible down to 2,200± sf.

Situated within the desirable Main Street at Seven Bridges shopping center, the property benefits from outstanding visibility along Illinois Route 53 with a 30,800 vehicle count per day, easy access to I-88 and I-355 and convenient access to two Metra train stations (Naperville and Lisle). Pulte's new Rivers Edge development is currently under construction directly north of the property. This new construction community will feature over 180 single family homes and townhomes.

PROPERTY HIGHLIGHTS

- Join Cinemark, Starbucks, Ike & Oak Brewery, and Legends
- Demisable for Multiple Tenancies
- Prime location within Main Street at Seven Bridges Shopping Center

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

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**SITE PLAN
OPTION 2**
1" = 40'-0"

SEVEN BRIDGES
BUILDING REDEVELOPMENT
6310 IL-53
WOODRIDGE, IL 60517
6/18/2024
PROJECT NUMBER | 924054

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Jon Waldron

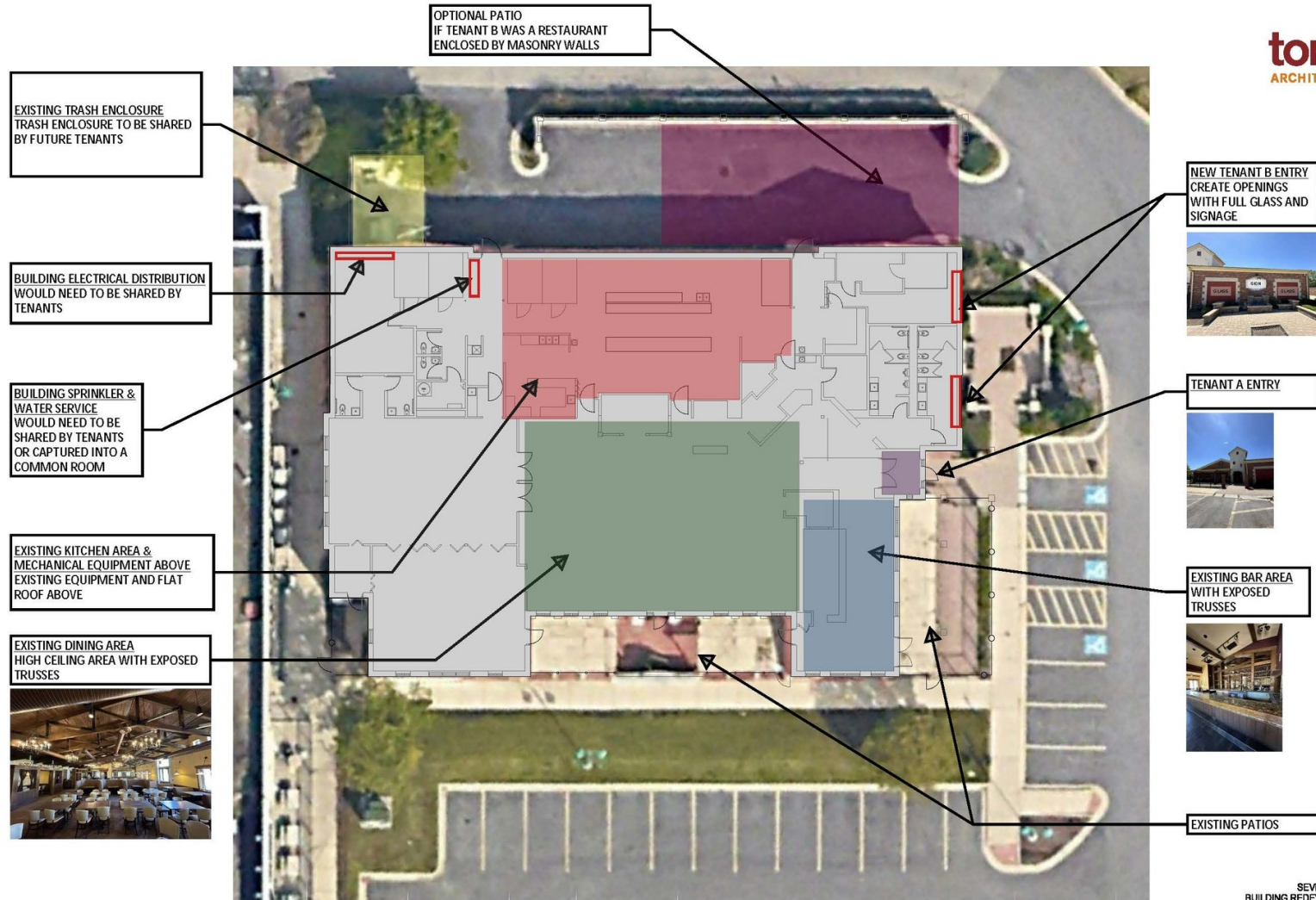
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torch
ARCHITECTURE

REDEVELOPMENT NOTES

SEVEN BRIDGES
BUILDING REDEVELOPMENT
6310 IL-53
WOODRIDGE, IL 60517
6/18/2024
PROJECT NUMBER | 824054

Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

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**john
greene**
REAL ESTATE

john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



Shamus Conneely
shamusconneely@johngreenecommercial.com
773.814.3378

Jon Waldron
jonwaldron@johngreenecommercial.com
815.693.0544

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6310 Illinois 53 | Woodridge, IL 60517

RESTAURANT FOR LEASE

John Greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



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Shamus Conneely

shamusconneely@johngreenecommercial.com

773.814.3378

Jon Waldron

jonwaldron@johngreenecommercial.com

815.693.0544

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