

5201 W 167th St | Oak Forest, IL

Asset Sale with Property

Executive Summary

Rare opportunity to own both the **assets and real estate** of a long-established **neighborhood favorite** stop.

Located on **167th St** just west of **Cicero Ave**, this **freestanding quick-serve restaurant** sits on a **high-visibility corner parcel** in a well-traveled retail and commuter corridor.

The site features excellent signage, convenient parking and easy access from multiple directions, surrounded by strong residential neighborhoods, schools, light industrial parks and daily-use retail.

This **turnkey second-generation restaurant** is ideal for an owner/operator seeking a fully equipped space with property ownership — perfect for a beef/burgers/gyros/hot dog joint, café, coffee shop, deli, ice cream/frozen yogurt/gelato, juice bar, sandwich shop, smoothies, gaming café or any quick-service eating & drinking establishment.

Property Highlights

- Freestanding 1-story building with prominent frontage on 167th Street
- Drive-up window, dedicated parking lot and easy ingress/egress
- Fully equipped kitchen featuring a 5ft hood
- Walk-in cooler/freezer and additional dry storage area
- Customer counter service with compact seating area and carry-out efficiency
- Prominent building and pylon signage with strong visibility facing 167th St
- Zoning: B-2 General Business District

Location Highlights

- Prime frontage on 167th St with direct visibility and access — one of Oak Forest's busiest east-west corridors with over 18,000 vehicles per day
- Just west of Cicero Avenue (IL-50) — a major north-south arterial with over 34,000 VPD, connecting Oak Forest to Midlothian, Country Club Hills, Crestwood and Alsip.
- Conveniently located near Oak Forest Metra Station, Oak Forest City Hall & government offices, the village's business district and Oak Forest High School.
- In close proximity to Interstate 57 (1 mile west) and Interstate 294 (Tri-State Tollway) for excellent regional access.
- Surrounded by dense residential neighborhoods, schools and light industrial employment centers and commuter traffic — a consistent daytime and evening customer base.
- Strong demographics: over 130,000 residents within 5 miles with an average household income of \$90,000.

Investment Highlights

- **Real estate included** – own your building and lot outright (no landlord or rent).
- **Fully built and operational** – save time and money vs. a new build-out.
- **Corner location with drive-up window** – strong curb appeal, visibility and traffic exposure.
- **Surrounded by housing, schools and daily-use retail** – consistent year-round sales.
- **Flexible use** – suitable for many fast-food or casual quick-serve operation.

Why This Property Works

- **Rare** freestanding building with pickup window, drive-thru and on-site dedicated parking lot.
- **Strong** daily traffic from both 167th St and nearby Cicero Ave (IL-50).
- **High** traffic Counts: over 18,000 VPD on 167th St & over 34,000 VPD on Cicero Ave
- **Established** reputation as a local favorite stop — recognized building and consistent customer flow.
- **Excellent** visibility and easy ingress/egress.

- **Flexible** layout for multiple uses.
- **Perfect** for an owner/operator.

Key Selling Points

1. Own the property – no rent, no landlord
2. Turnkey 2nd-gen restaurant – open fast & save on build-out
3. High-visibility location w/pickup window, drive-thru & parking
4. Prominent signage – on both building & pylon
5. High-traffic area – 18,000+ VPD (167th) & 34,000+ VPD (Cicero Ave)
6. Commuter appeal - minutes to I-57, I-294 & Oak Forest Metra Station
7. Local appeal - surrounded by neighborhoods, schools, businesses, retail
8. Established neighborhood base - surrounded by neighborhoods & schools
9. Excellent fit for owner/operator!