

# FOR LEASE

## Free Standing Fast Food Restaurant With Drive-Thru | Join Dunkin Donuts



**504 N Mannheim Road  
Bellwood IL 60104**

### Property Highlights:

- Completely remodeled in 2022; more than \$200,000 in leasehold improvements
- **Lot size:** 13,304 SF | **Parking:** 17 cars
- **Building size:** 1,370 SF plus 1,200 SF high ceiling basement
- **Seating:** 30 +/-
- High density traffic on Mannheim Road (43,600 vehicles per day) & Randolph
- Join Dunkin Donuts and CVS Pharmacy
- **Lease type:** Gross Lease | \$21.89 per SF or \$2,500 per month
- **Lease term:** Five (5) years
- **Rent increase:** 3% yearly
- **Bathrooms:** one unisex bathroom and one employee bathroom
- Walk in cooler/freezer
- 20 ft stainless steel exhaust hood
- Stainless steel three compartment kitchen sink

### CONTACT

**Nick DiBrizzi**

**708-846-5876 Cell | 888-317-7721 Office**

**[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)**

**Coldwell Banker Commercial Realty**  
**One Parkview Plaza, Suite 100**  
**Oakbrook Terrace, IL 60181**

**[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

# FOR LEASE

504 N Mannheim Road  
Bellwood IL 60104



**COLDWELL BANKER  
COMMERCIAL  
REALTY**



**CONTACT**

**Nick DiBrizzi**

708-846-5876 Cell | 888-317-7721 Office

[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.

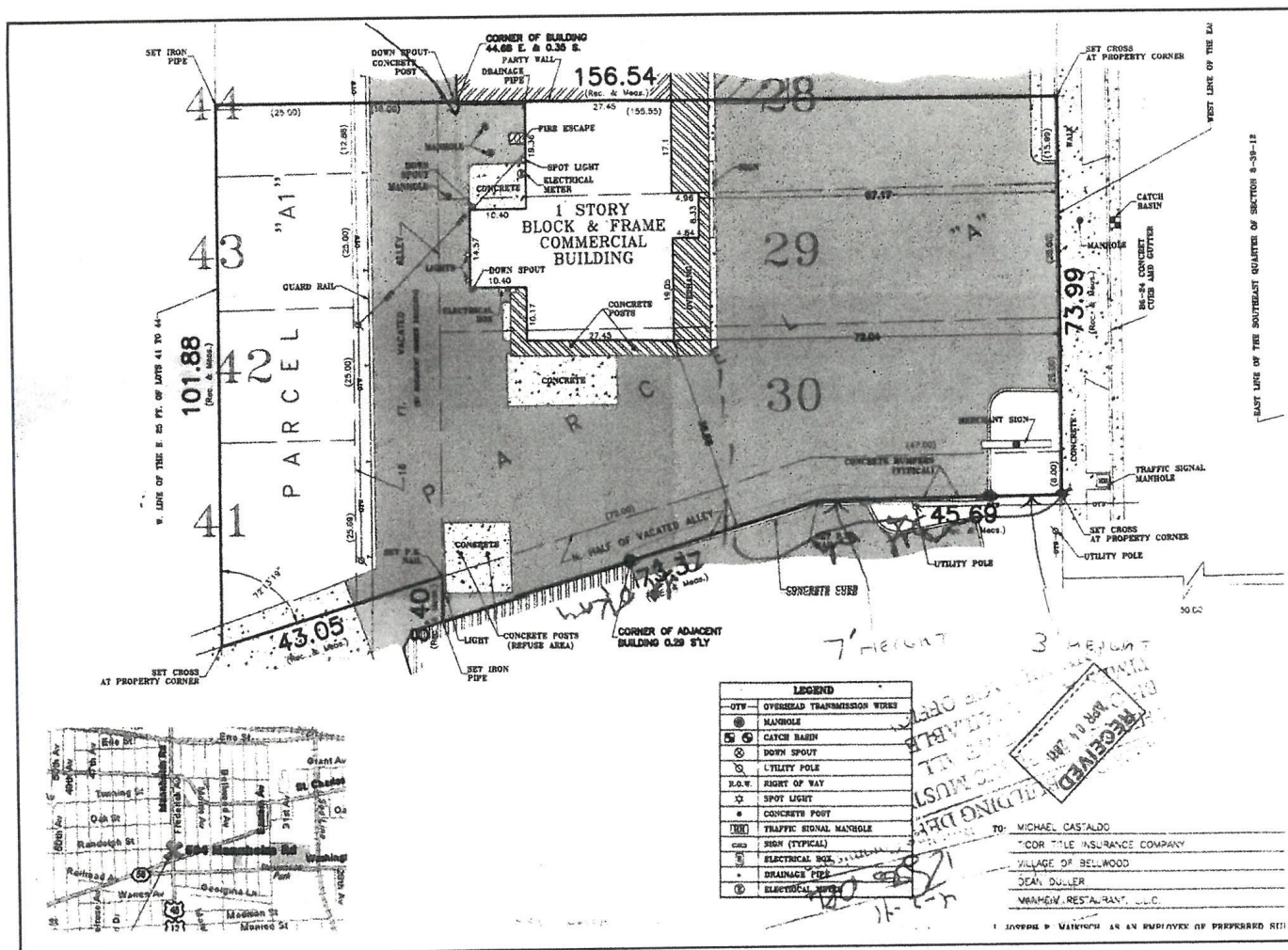


# FOR LEASE

504 N Mannheim Road  
Bellwood IL 60104



COLDWELL BANKER  
COMMERCIAL  
REALTY



CONTACT

**Nick DiBrizzi**

708-846-5876 Cell | 888-317-7721 Office

[nick.dibrizzi@cbexchange.com](mailto:nick.dibrizzi@cbexchange.com)

Coldwell Banker Commercial Realty  
One Parkview Plaza, Suite 100  
Oakbrook Terrace, IL 60181

**CBCWORLDWIDE.COM**

The broker has NOT undertaken an independent investigation to verify the accuracy or completeness of the information herein, except as required by law or regulation. The information contained herein has been provided to the Broker by the Owner or has been obtained from other third party sources deemed to be reliable. Prior to entering into a contract, Purchaser is strongly encouraged to verify the accuracy of all information contained herein, including all information concerning Purchaser's intended use of the property. Operated by a subsidiary of NRT LLC.