



Available For Sale or Lease

2826 Thatcher Avenue

River Grove, Illinois 60171

PROPERTY HIGHLIGHTS

- Restaurant Parcel: 19,349 SF (32 parking stalls)
- Parking Lot: 10,205 SF (32 parking stalls)
- Public Alley bifurcating parcels can be relocated to make parcels contiguous via land swap with Village of River Grove
- Masonry construction
- Zoned C1, Mixed-Use Storefront Commercial District
- Close proximity to River Grove Metra station with ~6,000 daily riders
- Ideal for restaurant and bar uses
- Unique redevelopment opportunity
- Sale Price: Subject To Offer
- Lease Price: Subject To Offer

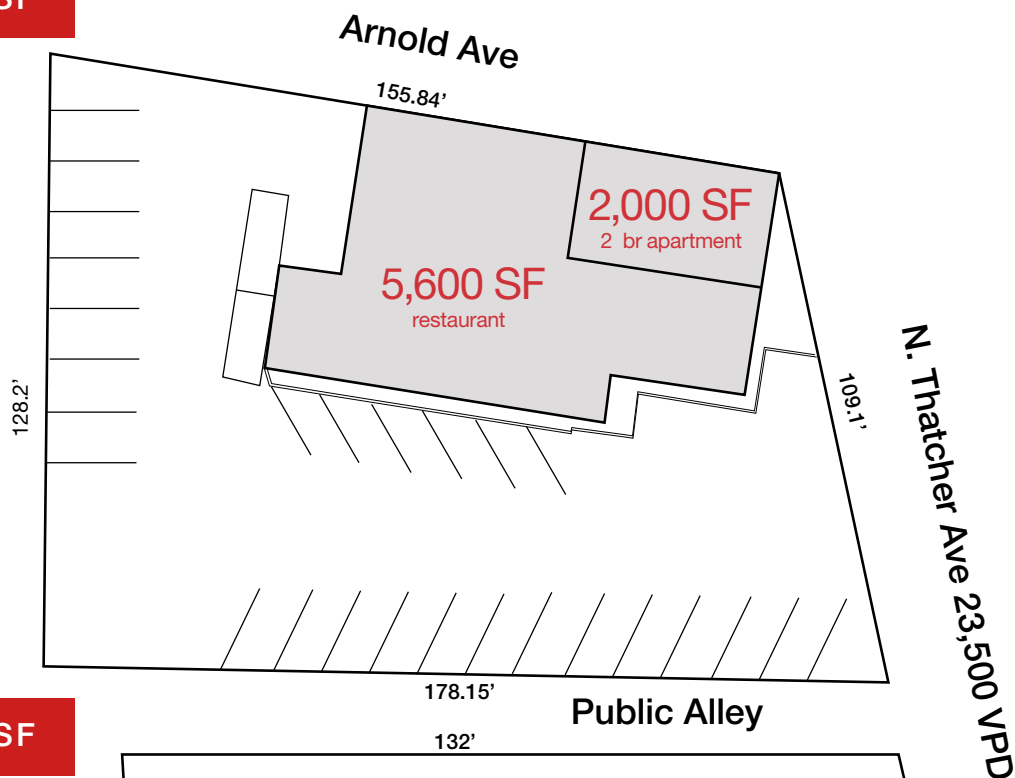


Contact

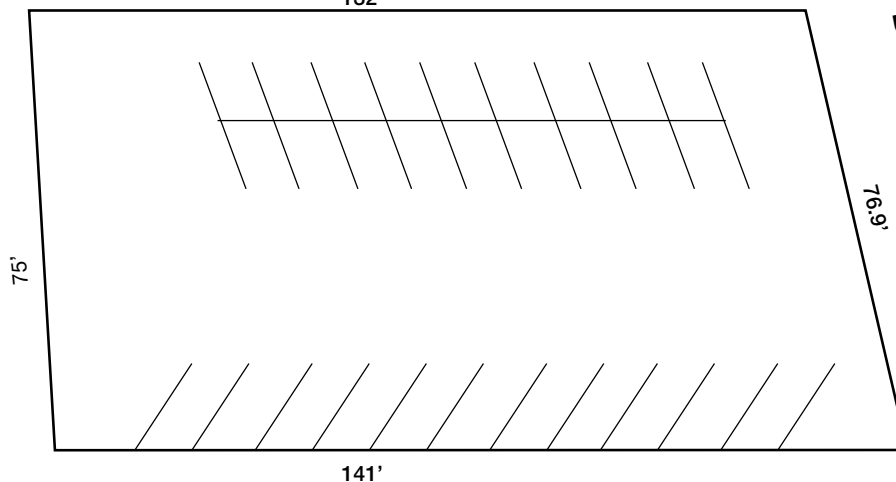
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PARCEL 1: 19,349 SF



PARCEL 2: 10,205 SF



SPACE HIGHLIGHTS

- 5,600 SF restaurant with 550 SF outdoor patio
- 2,000 SF, 2nd floor, 2 Br apartment

Contact

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2826 THATCHER AVENUE | RIVER GROVE, IL
AVAILABLE FOR SALE OR LEASE

2 Parcels / 29,554 SF
on 0.67 Acres



2025 DEMOGRAPHICS

ESTIMATES BASED ON A 5-MILE RADIUS



572,163

TOTAL POPULATION



\$94,489

AVERAGE HOUSEHOLD
INCOME

Contact

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