

RESTAURANT SPACE WITH DRIVE-THRU AVAILABLE

440 E. ROOSEVELT ROAD



WEST CHICAGO, IL



JOSEPH C. SANTUCCI, MANAGING BROKER

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CARLO J. SANTUCCI, COMMERCIAL BROKER

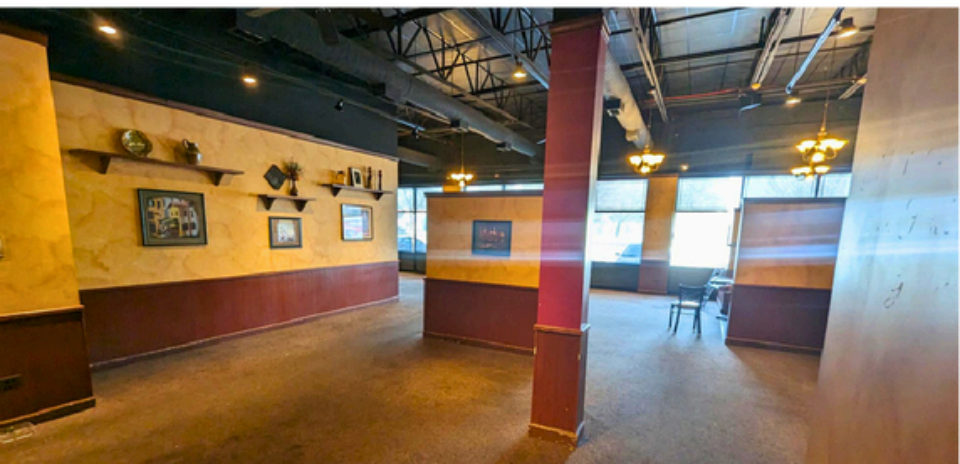
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- ✓ **TOTAL BUILDING SIZE: 14,000 SF**
- ✓ **SPACE AVAILABLE: 5,670 SF**
- ✓ **RENT RATE: \$14/SF NNN**
- ✓ **CAM: \$6.85/SF**
- ✓ **TAXES: \$3.08/SF**
- ✓ **END CAP OFFERS DRIVE THRU**

- ✓ **INCLUDES KITCHEN & RESTAURANT EQUIPMENT W/ MINIMUM RENOVATIONS/ "TURNKEY"**
- ✓ **CO-TENANTS INCLUDE, ATHLETICO & MEDICAL OFFICES 6 MINUTE**
- ✓ **DRIVE FROM UNION PACIFIC WEST TRAIN LINE**

Information contained herein has been obtained from the property owner(s) or from other sources. We have no reason to doubt its accuracy, but do not guarantee it. This property may be broker owned.





DEMOGRAPHICS

Total Population

1 MILE

7,298

5 MILE

112,212

10 MILE

778,382

Total Households

2,038

43,123

282,753

Avg. HH Income

\$94,851

\$130,750

\$126,759

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