



Mallard Point Retail Center

25520 S Pheasant Ln, Channahon, IL 60410



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Mallard Point Retail Center

\$18.00 /SF/YR

Formerly operated as a restaurant, this turnkey, fully equipped space offers an outstanding opportunity for restaurateurs and food entrepreneurs seeking a highly visible location in Channahon's established, active business district. All existing restaurant equipment is included, allowing for immediate occupancy and operation. Located in a popular neighborhood shopping center, the space offers excellent exposure with eight large, floor-to-ceiling storefront windows, convenient drive-up access, and ample on-site and shared parking for customers and staff. A welcoming entry foyer provides a buffer from the elements. It opens into a spacious dining area featuring a counter-service layout, warm wood paneling, and chair-rail accents, creating a comfortable and inviting atmosphere. The restaurant features durable ceramic tile flooring throughout, including a well-designed commercial kitchen with dual access points to support efficient workflow. The kitchen is fully tiled and outfitted with metal-clad walls for easy maintenance, a full-wall commercial stove system along the west wall, and an installed Ansul fire-suppression system. Additional equipment includes...



Rental Rate:	\$18.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	20,043 SF
Year Built:	2001
Walk Score ©:	54 (Somewhat Walkable)
Taxes:	\$0.17 USD/SF/MO
Operating Expenses:	\$1.58 USD/SF/MO
Rental Rate Mo:	\$1.50 /SF/MO

1st Floor Ste H

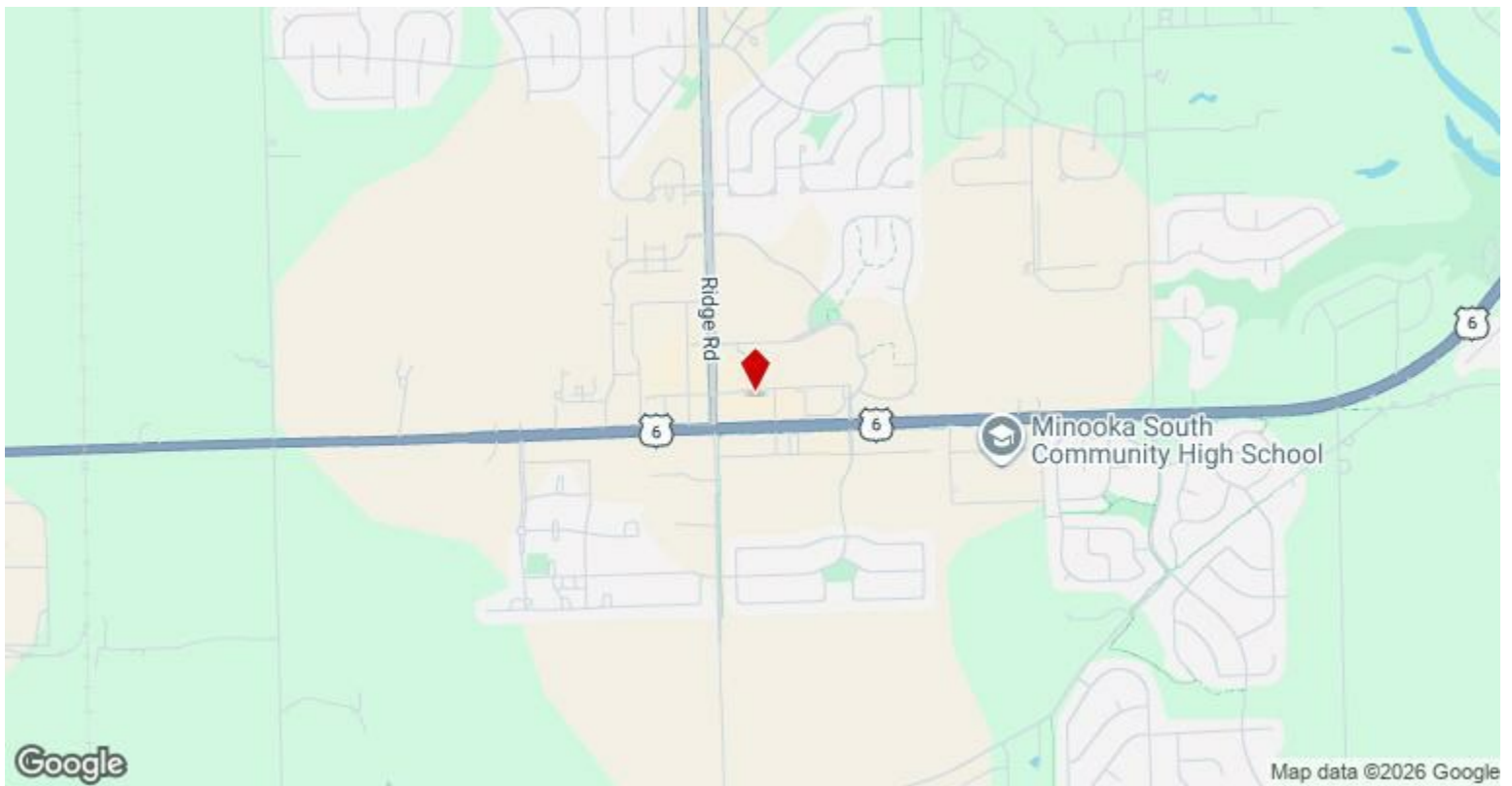
Space Available	1,700 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This is a rare, move-in-ready restaurant opportunity in a high-traffic retail corridor-ideal for established operators or entrepreneurs looking to launch a new concept with minimal build-out and startup time.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
AthletiCo Physical Therapy	-	
Dr. Ryan Van Holten	-	
Mallard Point Veterinary Clinic	-	
Mallard Point Veterinary Clinic & Surgical Center	-	
Minor Chiropractic Health Center PC	-	
Office Bar & Grill	-	



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