

FOR SALE

116 S Larkin Ave, Joliet, IL

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TURNKEY RESTAURANT OR DEVELOPMENT SITE

PROPERTY HIGHLIGHTS

Attention aspiring and experienced restauranteurs, or developers! This the opportunity you've been waiting for. Now is your chance to acquire a turnkey 5,800 sf restaurant with a full kitchen or tear down and build new on this 1.44 acre lot. Potential opportunity for purchase of the business along with the real estate. Tax incentives: Eligible for the New Market Tax Credit and located in a HUBzone.

Availability: Immediately, Building size: 5,800 sf., Lot size: 1.44 acres, Taxes: \$9.213

This building was renovated a few years ago into a sit-down restaurant with bar. Positioned on one of Joliet's highest volume traffic corridors, this location is just a half mile to the Larkin Ave./I-80 interchange. The site includes a large parking lot currently striped for 51 spaces. The restaurant includes a separate takeout area that could also be combined with a drive through. There are multiple hotels in the area along with 3 casinos, including the new Hollywood Casino Joliet.

Operate your own restaurant or re-purpose this property. The B-3 zoning allows many uses!

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

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Joliet is known as the “Crossroads of Mid-America.” As the third largest city in Illinois, Joliet benefits from two major interstates, I-80 and I-55, in addition to two Metra commuter lines and Amtrak service. Joliet is named after Louis Jolliet, an explorer who visited the area on a canoe voyage up the Des Plaines River in 1673. The area later became a major producer of quarried limestone and steel from which modes of transportation evolved. Indulge yourself in the rich history of Joliet with a visit to the state-of-the-art Joliet Area Historical Museum. Or you can take part in a number of events such as Will County Beer and Bourbon Fest and People Helping People Fest. Joliet offers four regional bike trails and dozens of beautiful parks that boast playgrounds, ample green space, athletic fields, and pavilions.

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demographics

	1 mile	3 mile	5 mile
2025 Estimated Population	11,927	87,301	161,487
Estimated Households	4,713	33,542	58,517
2025 Estimated Average Household Income	\$87,978	\$92,176	\$102,166



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