

# 4111 Timberlake Dr

Pontoon Beach, IL 62040

For Sale / Lease 4,698 SF Former Restaurant

## **Property Features**

- · 4,698 SF stand alone, former restaurant building
- Situated on ±1.3 acres with 80 parking spaces
- · Large pylon sign on-site
- · Zoned B-2 General Business, drive-thru permitted
- · Convenient access to I-270
- Immediately adjacent to Gateway TradePort, a 7.5M SF industrial park, and in close proximity to Amazon, World Wide Technology, Procter & Gamble, Dial and many more businesses
- · Three limited-service hotels neighboring the site
- Strong daytime population of 1,400 in a 1-mile radius

#### Lease Rate / Sale Price:

\$7,500 per month, NNN / \$850,000



### For more information:

#### Michelle Goodwin, CCIM

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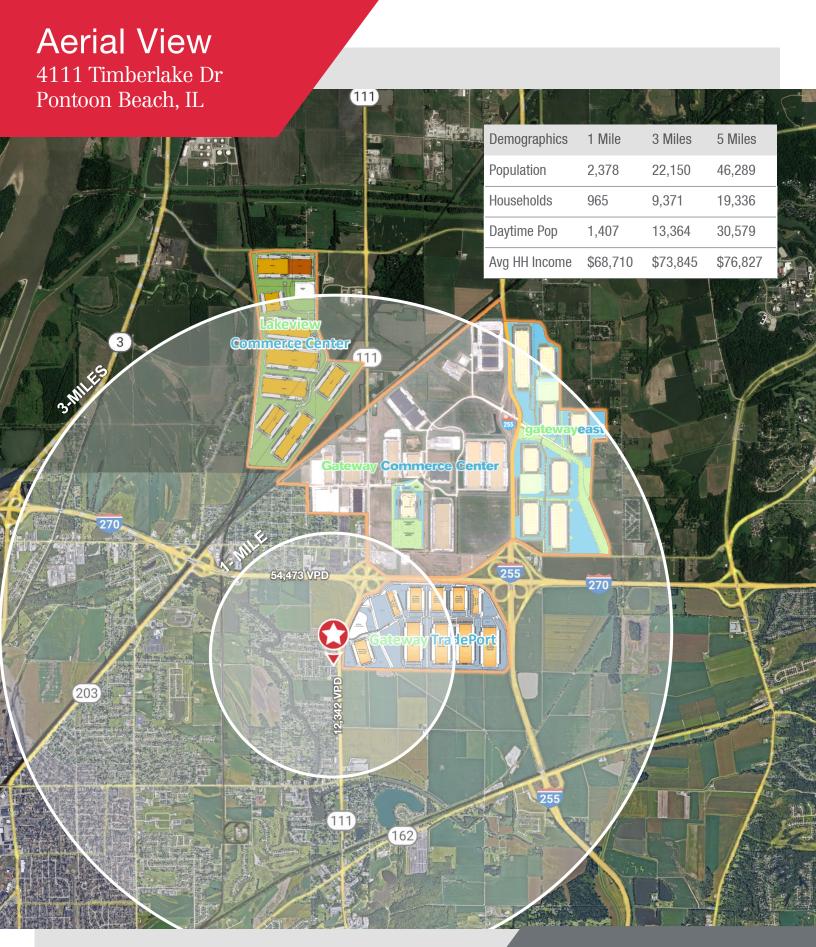
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