

**FOR LEASE**

# Gas Station Restaurant

823 W Lake St | Hanover Park, IL

Stratford Crossing

HOBBY LOBBY

TJ-maxx

HomeGoods

PartyCity

planet fitness

golden corral

OUTBACK

Wendys

Stratford Square Mall

KOHL'S

WOODMAN'S MARKETS

Durlington

43,400 VPD

48,900 VPD

32,200 VPD

**SITE**

20

ILLINOIS 390

**SRS**



# Executive Summary

823 W Lake St | Hanover Park, IL 60133



**AVAILABLE  
2,600 SF**



2,600 SF  
Available

Contact  
Broker  
Lease Rate

## ABOUT THE PROPERTY

- Ideal QSR restaurant space available in Thortons along Lake Street, also known as Route 20, between I-355 and Elgin O'Hare in Hanover Park, IL.
- Cold dark shell with drive-thru possibility and 24-hour operation.
- Nearby retailers include: Thortons, Dunkin', Shell, Brunch Cafe, Holiday Inn Express, Roselle Animal Hospital, Pizza Hut, Wingstop, Verizon and many more.

## JOIN THESE RETAILERS

**THORNTONS**



**DUNKIN'**



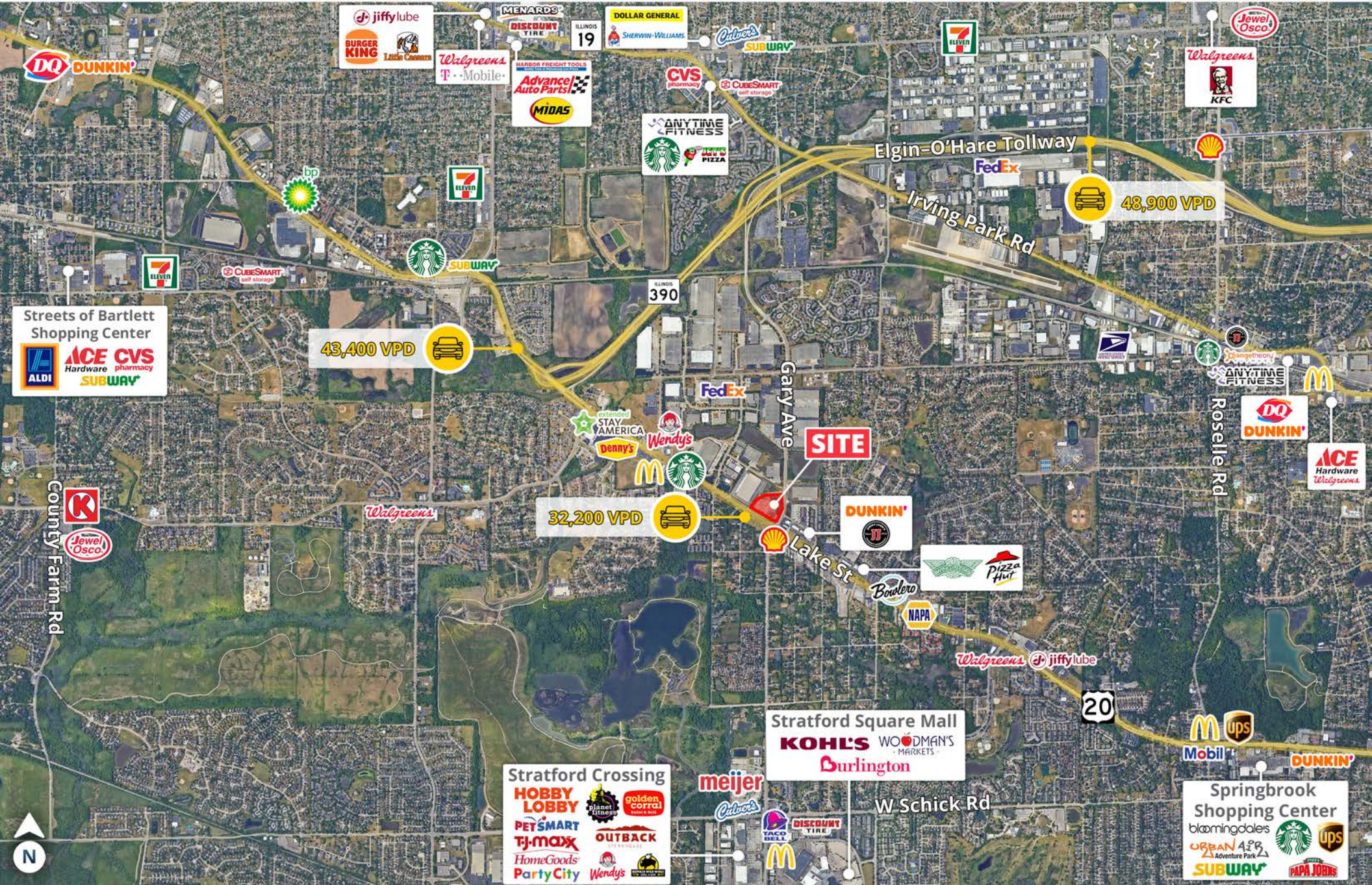
## TRAFFIC COUNTS

Lake St W	32,200 VPD
Lake St E	43,400 VPD
Elgin O'Hare Tollway	48,900 VPD
Year: 2023   Source: IDOT	



# Trade Aerial

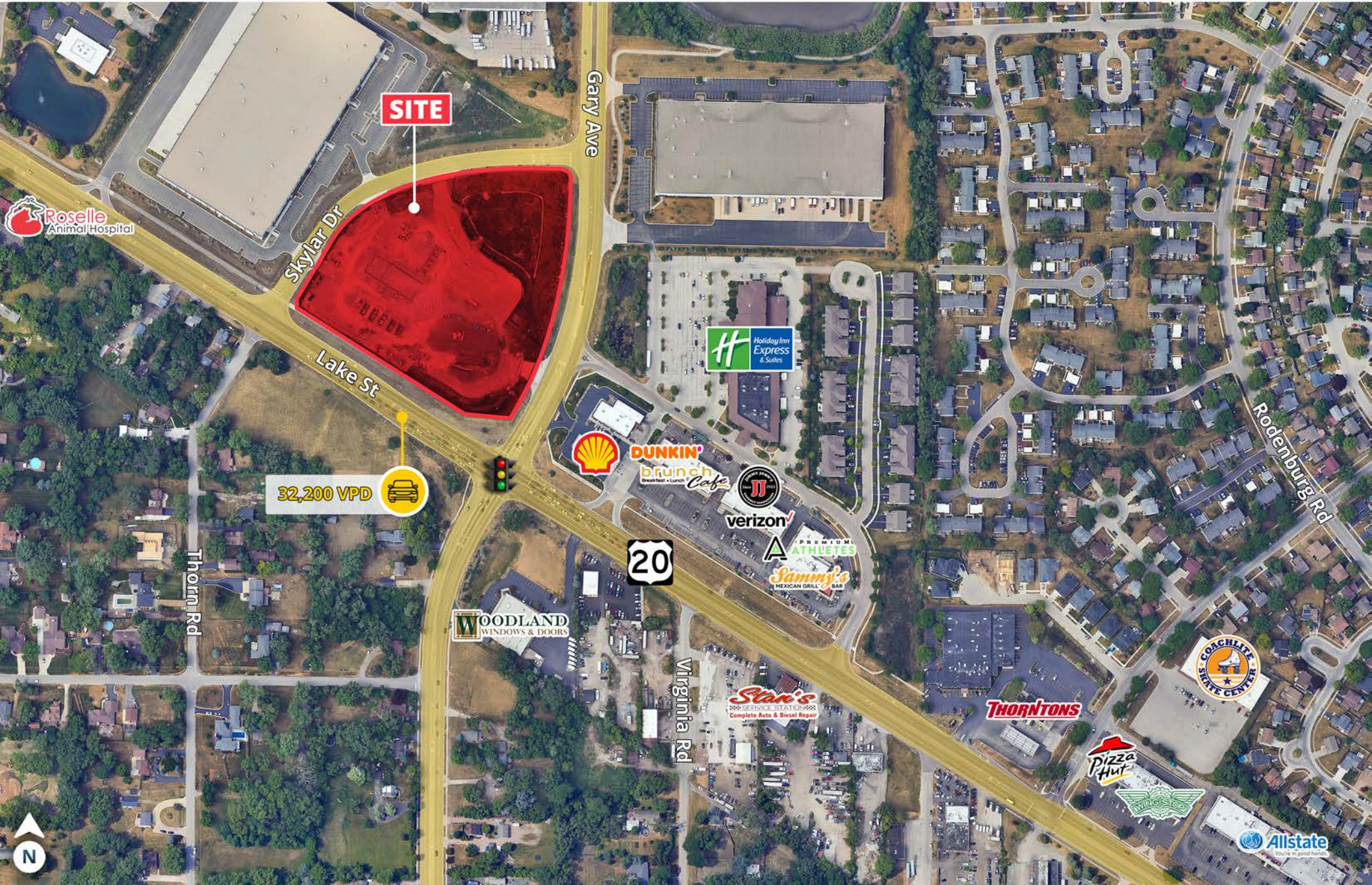
Hanover Park, IL





# Lake St & Gary Ave

Hanover Park, IL



**SITE**

32,200 VPD



Gary Ave

Skylar Dr

Lake St

Thorn Rd

Virginia Rd

Rodenburg Rd



WOODLAND  
WINDOWS & DOORS



DUNKIN'  
brunch  
Cafe



PREMIER  
ATHLETES

Sammy's  
MEXICAN GRILL & BAR

Star's  
SERVICE STATION  
Complete Auto & Diesel Repair

THORNTONS





# Photos

823 W Lake St | Hanover Park, IL 60133



# Demographic Highlights

823 W Lake St | Hanover Park, IL 60133



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

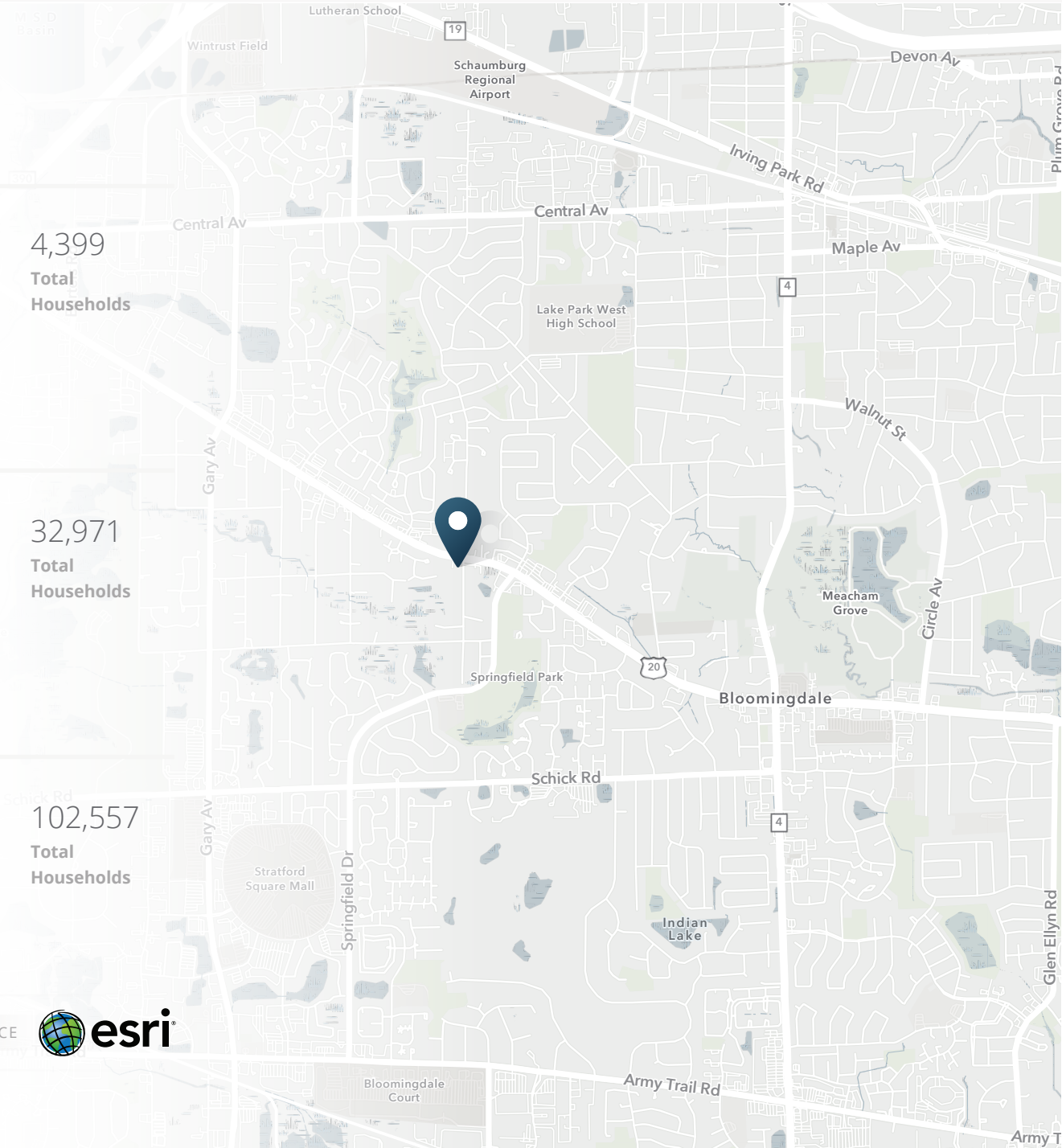
11,288 Population	7,633 Total Daytime Population	\$133,862 Average Household Income	4,399 Total Households
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### 3 MILES

89,597 Population	85,966 Total Daytime Population	\$121,264 Average Household Income	32,971 Total Households
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### 5 MILES

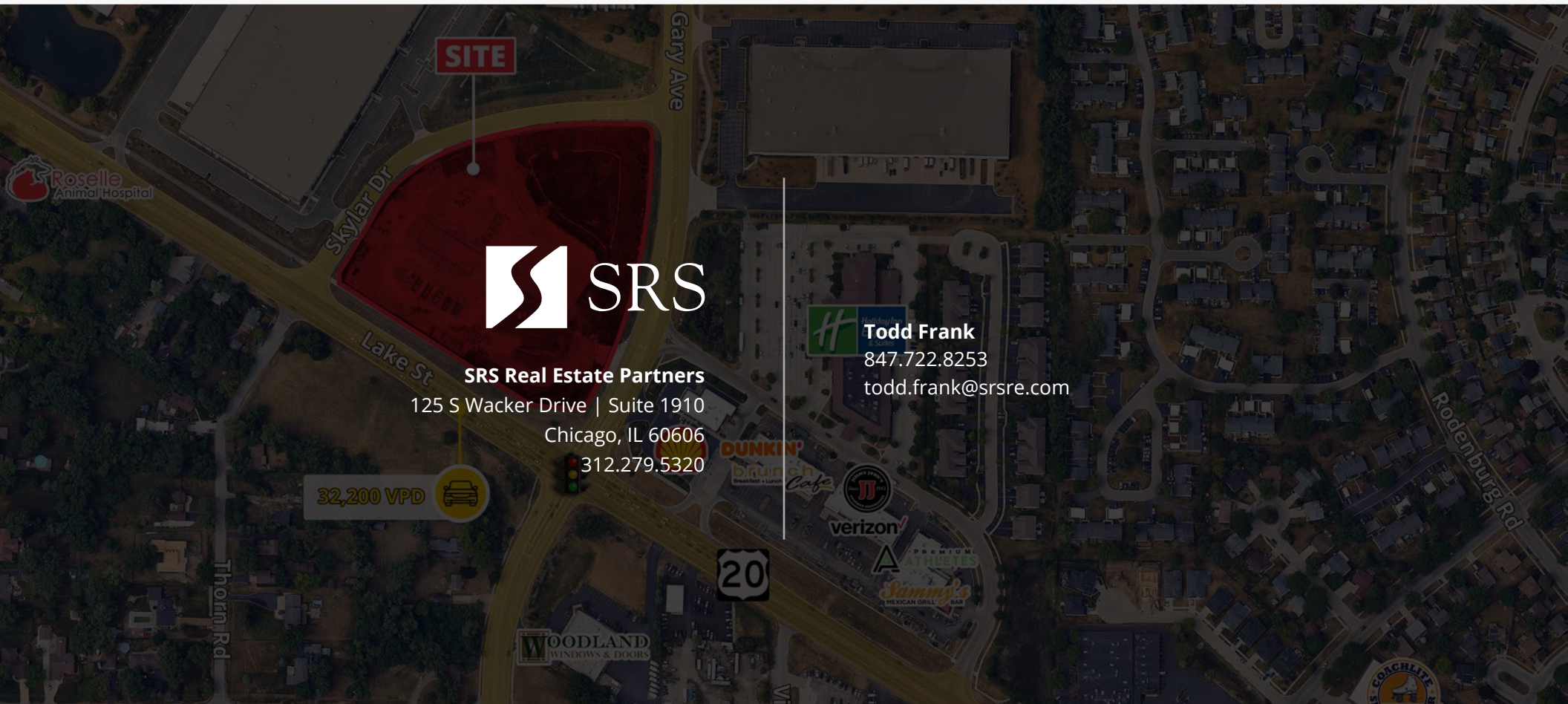
283,288 Population	249,581 Total Daytime Population	\$118,025 Average Household Income	102,557 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.







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