

Offering Memorandum

Property Address: 301 W Northwest Hwy, Barrington, IL 60010



1. Executive Summary

This is a rare opportunity to acquire a premier **freestanding 2,300 SF retail building** strategically located along one of Barrington's most trafficked corridors, Route 14 (Northwest Highway). The site lies ahead of a transformative **multi-lane infrastructure expansion**, delivering heightened future visibility and access. Former approval for a drive-thru (previously submitted by Dunkin' Donuts) enhances appeal for QSR or coffee operators, as Barrington remains relatively underserved by major fast-food chains (e.g., no Wendy's, Taco Bell, Five Guys, or Burger King nearby)

2. Property Overview

Attribute	Details
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Building Size	±2,300 SF
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Lot Size	±0.252 acres
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Zoning	B-1 (drive-thru potential subject to village approval)
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Configuration	Single-story, fully built-out fast-food restaurant; excellent condition; high ceilings; central air/heat; private restrooms; freezer space
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3. Pricing & Financials

- **Asking Price (Sale):** \$1,400,000
- **Lease Option:** Asking NNN rent is \$36/SF/YR

4. Market Highlights & Opportunity

- **Location Strength:** Positioned at a signalized, high-traffic corridor with upcoming roadway expansion, ensuring ongoing exposure.
- **Demographics:** High-income trade area with strong unmet demand for QSR and coffee concepts.
- **Strategic Advantage:** Pre-approved drive-thru offers significant redevelopment upside.
- **Unique Positioning:** Absence of major fast-food competitors positions this as an early-mover opportunity

5. Broker & Marketing Details

Jason Bitton
REMAX Commercial
847-858-2909
Commercial@JasonBitton.com











67.34'

SIDWALK

14

30.02'

CONCRETE WALK WAY

BUILDING IS 125' WEST

13.0 FT

12.0 FT

MENU BOARD ORDER

1 STORY BRICK AND STUCCO BUILDING #301

PICK UP WINDOW

BUILDING IS 1.95' WEST

162.54'

162.54'

TWO WAY TRAFFIC

BRYANT AVENUE

EXIT

12.0 FT ONE WAY

18.0 FT

24.0 FT

18.0 FT

67.25'

7

8

9

10

11

12

13

UTILITY POLE

NEIGHBORING BUILDING 1 STORY MASONRY

BUILDING IS 0.15' WEST

BUILDING IS 0.10' EAST

301 W NORTHWEST HIGH BARRINGTON, IL 60010

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