

486

PENNSYLVANIA  
AVENUE

+/- 7,861 SF

AVAILABLE NOW

FOR SALE

**CBRE**

+/- 7,861 SF

CBRE



486

# PROPERTY DETAILS



- +/- 7,861 SF building available
- Located in vibrant Downtown Glen Ellyn
- Rare infill opportunity
- Fully built out restaurant and brewery
- Private party room
- Covered outdoor patio
- 15 on site parking spots
- Average household income exceeds \$216,000
- Strong population with over 272,000 people in 5 miles
- Taxes \$31,826 (2023 payable in 2024)

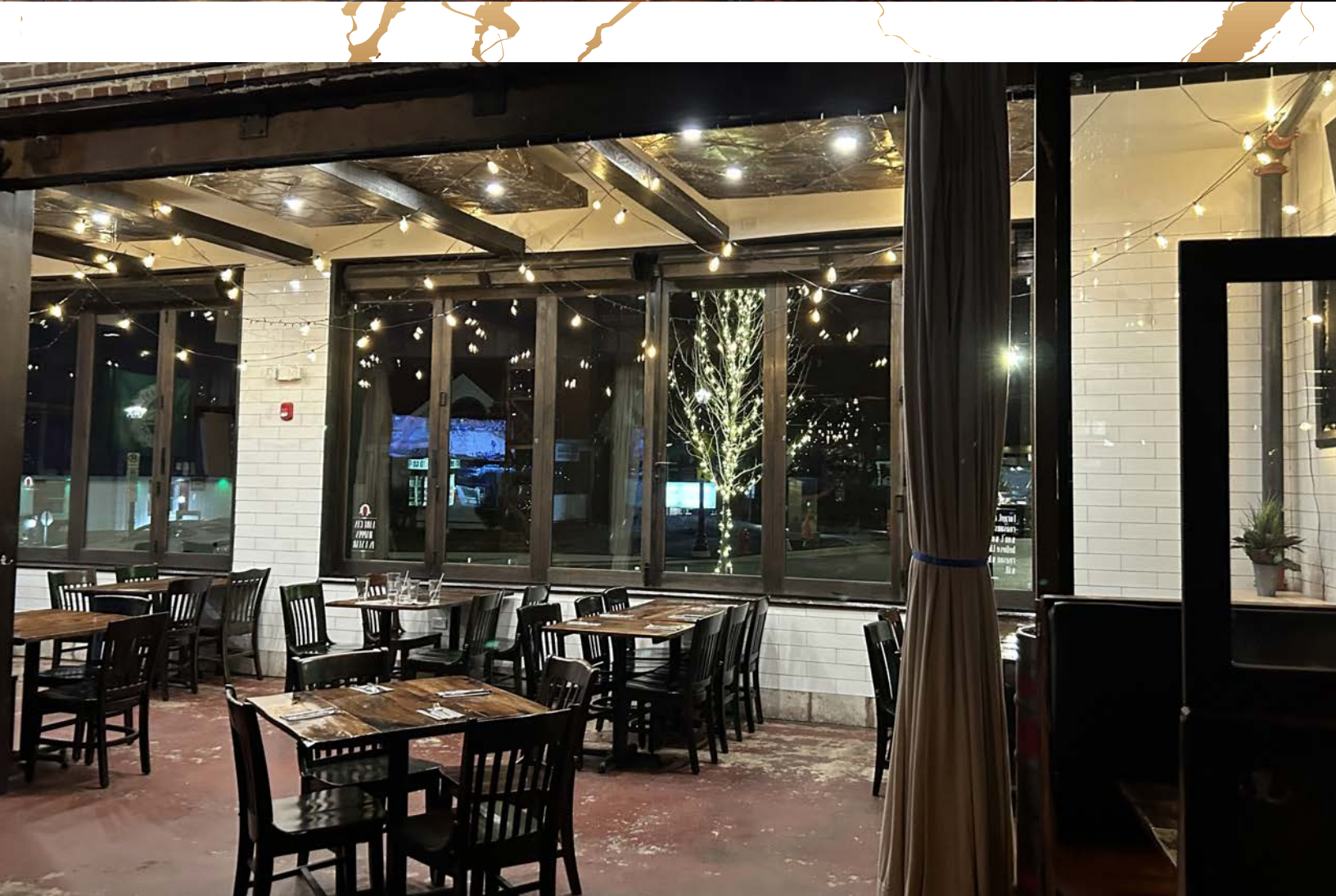


# SITE LOCATION

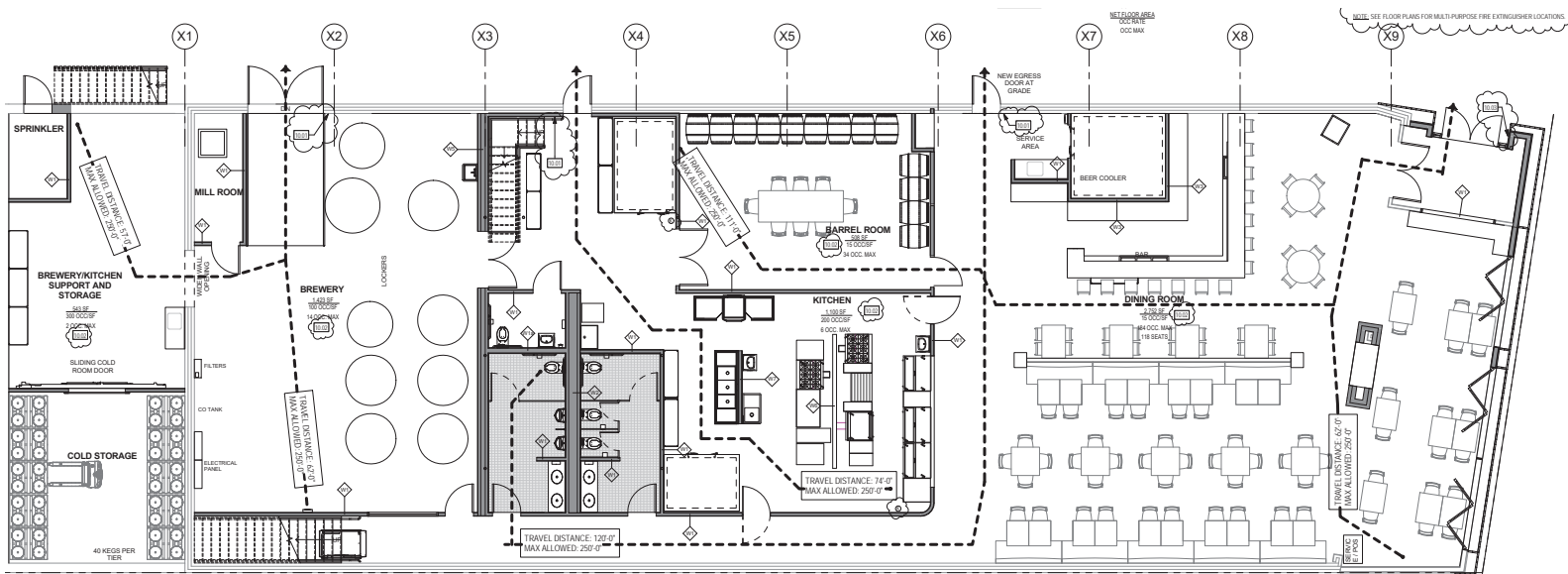


## AREA DEMOGRAPHICS

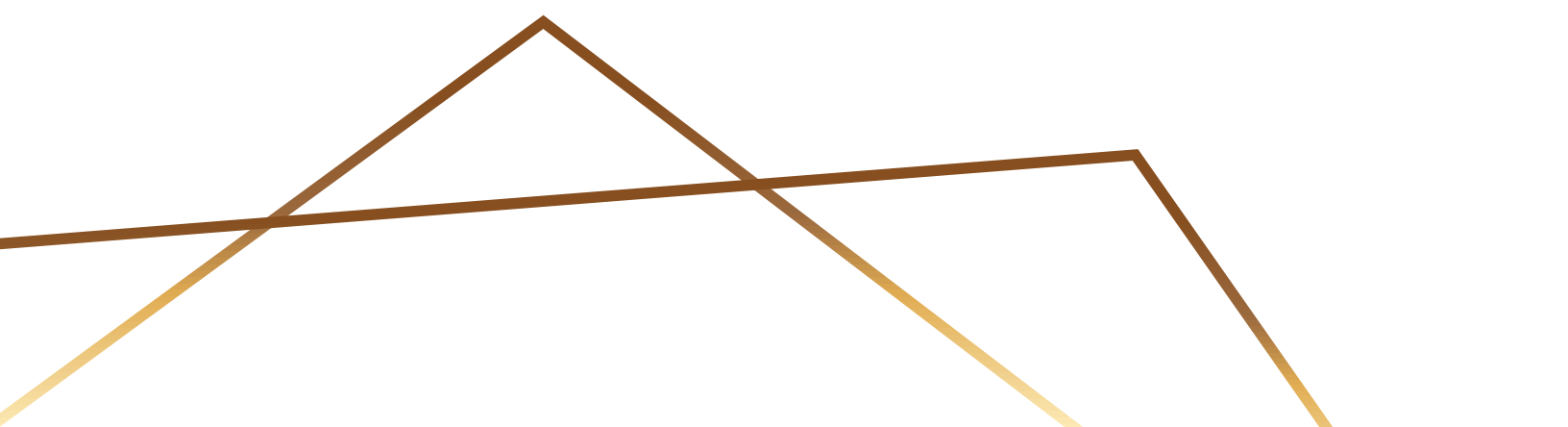
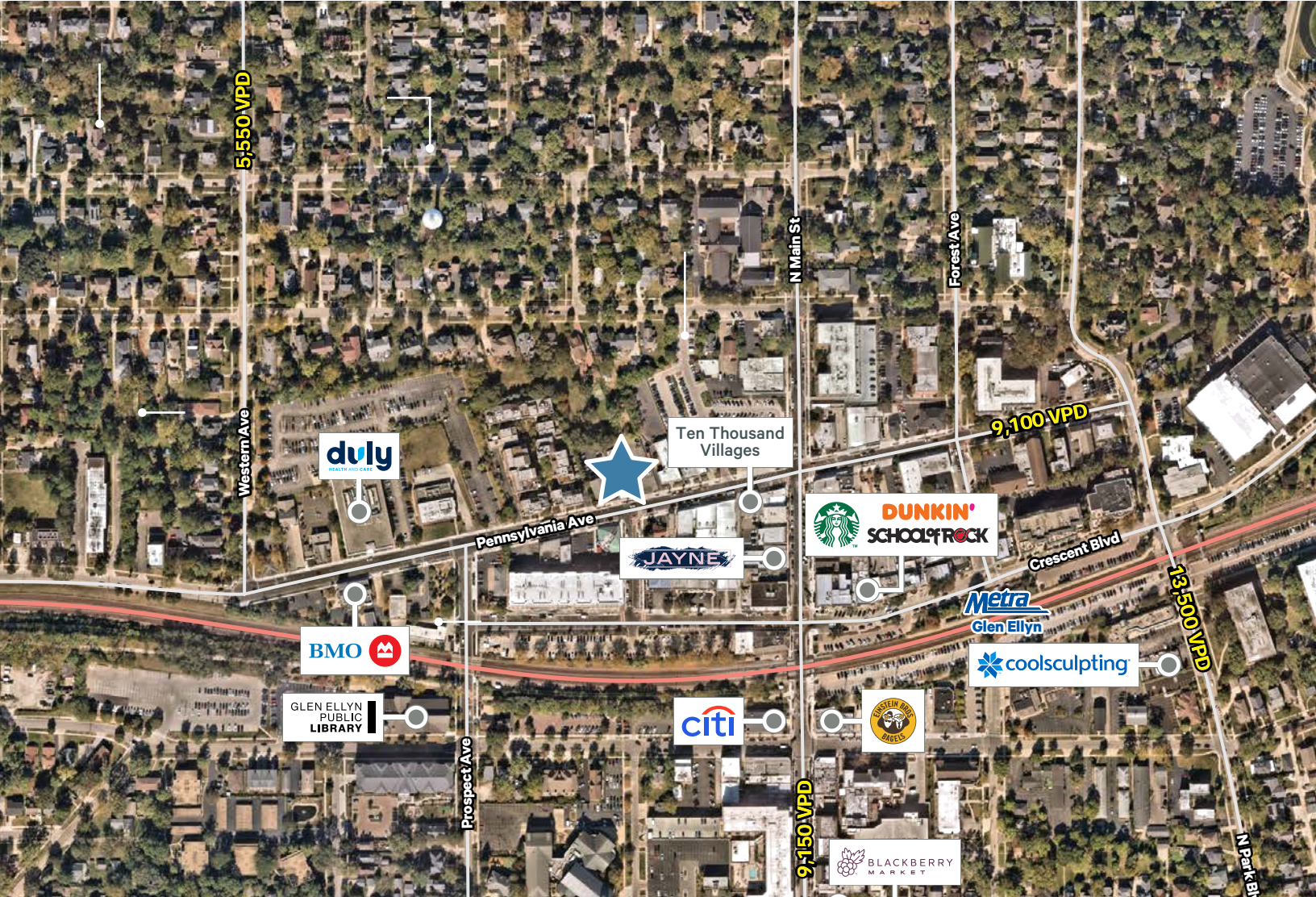
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	15,069	115,840	272,053
Daytime Population	13,302	57,689	182,266
Average HH Income	\$216,334	\$151,766	\$142,281

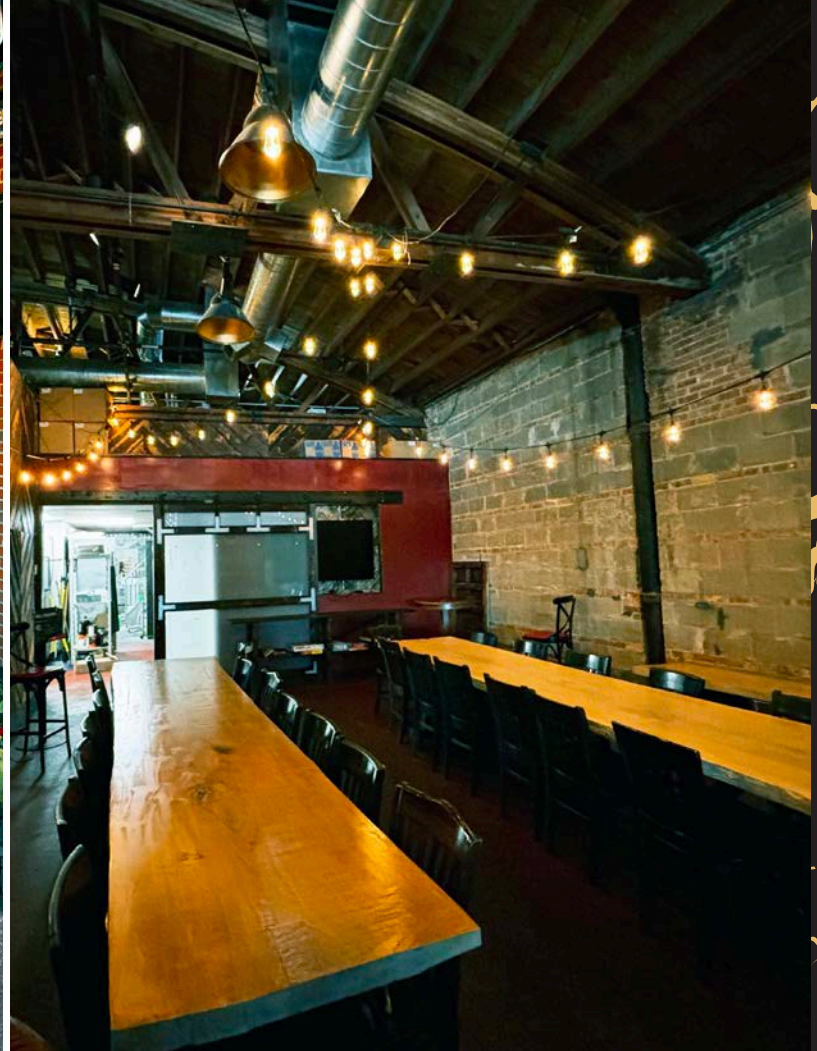


# SITE PLAN



# AERIAL MAP









486 PENNSYLVANIA AVENUE  
GLEN ELLYN, IL

## CONTACTS

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**CBRE**

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