

LEASE

Glenwood Plaza | Turnkey Restaurant Space

3244 GLENVIEW ROAD

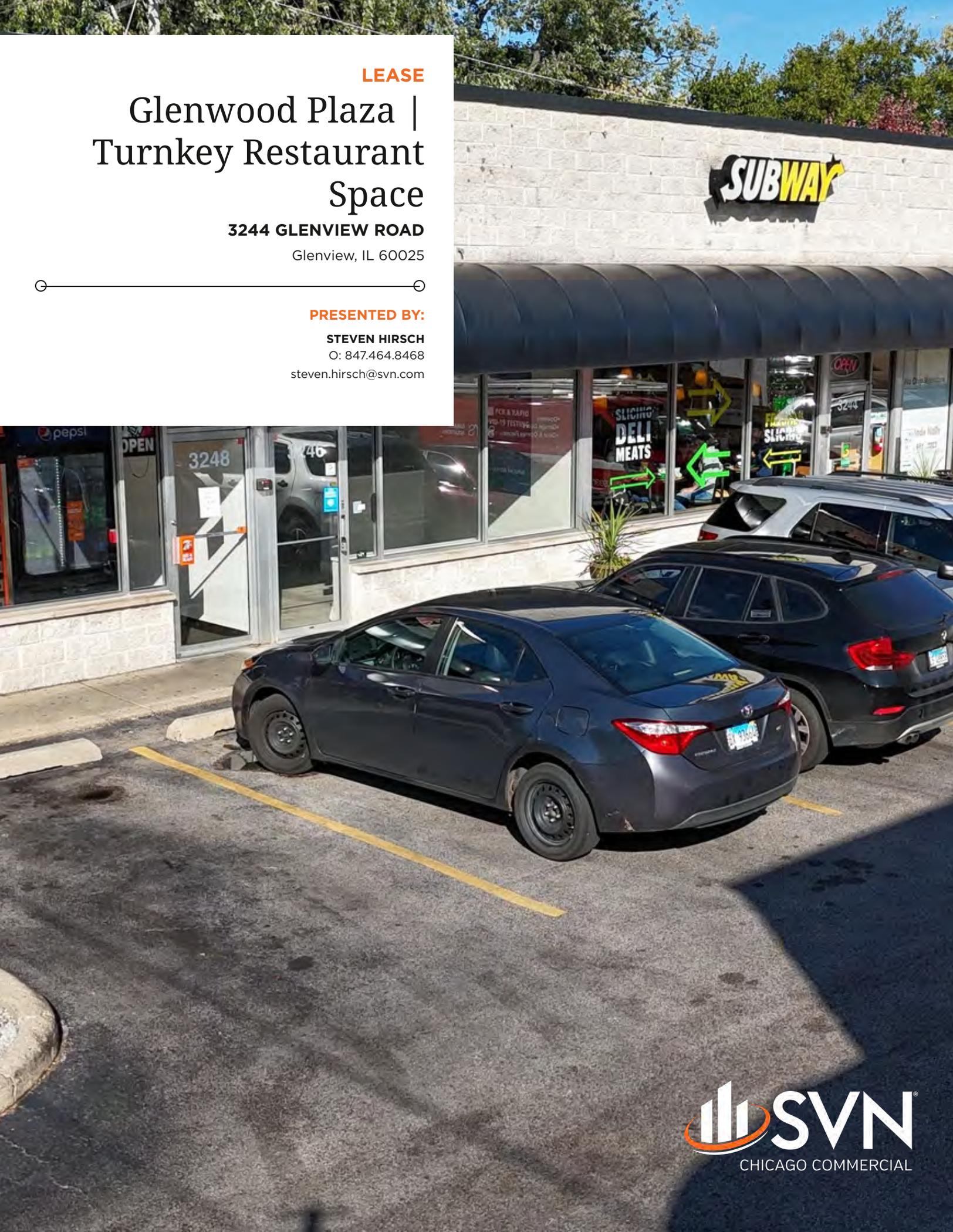
Glenview, IL 60025

PRESENTED BY:

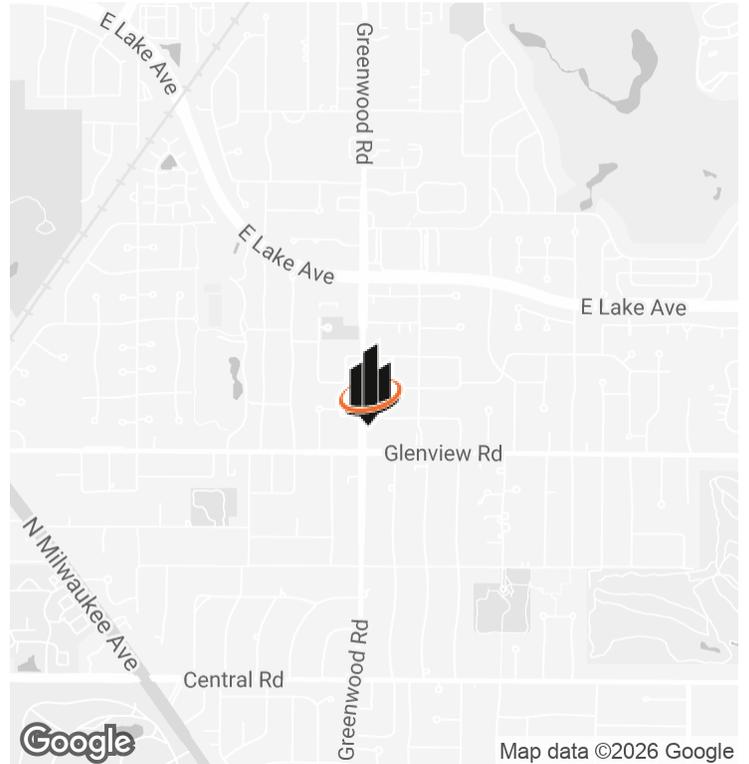
STEVEN HIRSCH

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steven.hirsch@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
AVAILABLE SF:	1,100 SF
LOT SIZE:	27,443 SF
BUILDING SIZE:	11,357 SF

PROPERTY DESCRIPTION

Former Subway location includes FF&E. Unit is 1,100 SF and has one ADA bathroom.

PROPERTY HIGHLIGHTS

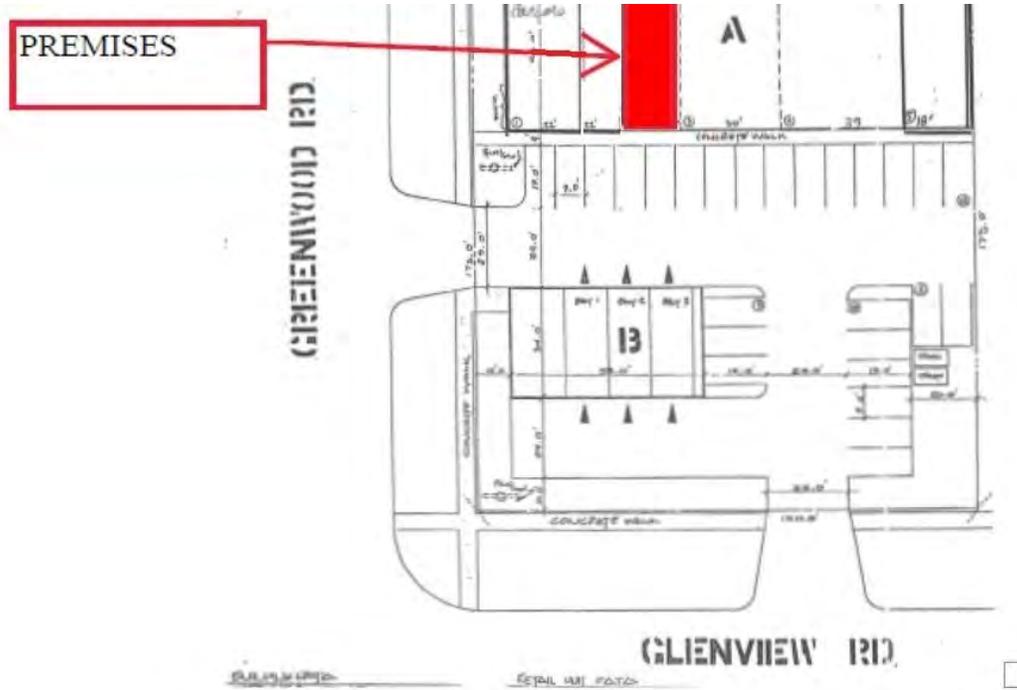
- No Black Iron Included
- Former Subway location includes FF&E
- 1 walk-in freezer
- 1 walk-in refrigerator
- All stainless steel tables and triple basin sink in kitchen area
- Finished ordering counter
- 10 tables with many chairs
- Soda fountain
- Prep area all stainless steel
- Heating ovens
- Racking

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,100 SF	LEASE RATE:	\$25.00 SF/yr

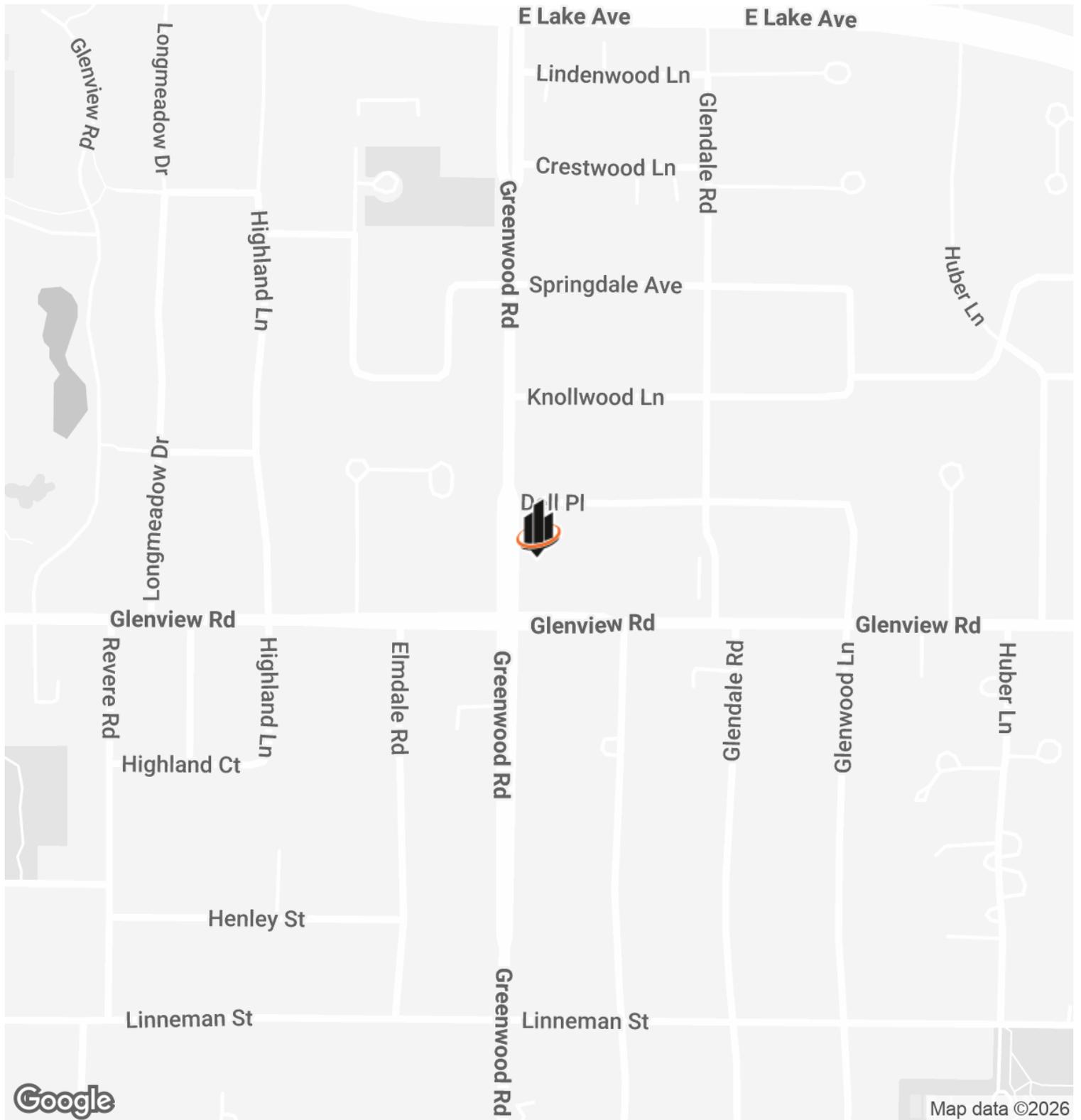
AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3244	Available	1,100 SF	NNN	\$25.00 SF/yr	Turnkey sit-down restaurant for lease. Former Subway location includes FF&E. Unit is 1,100SF and has 1 ADA bathroom.

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LOCATION MAP



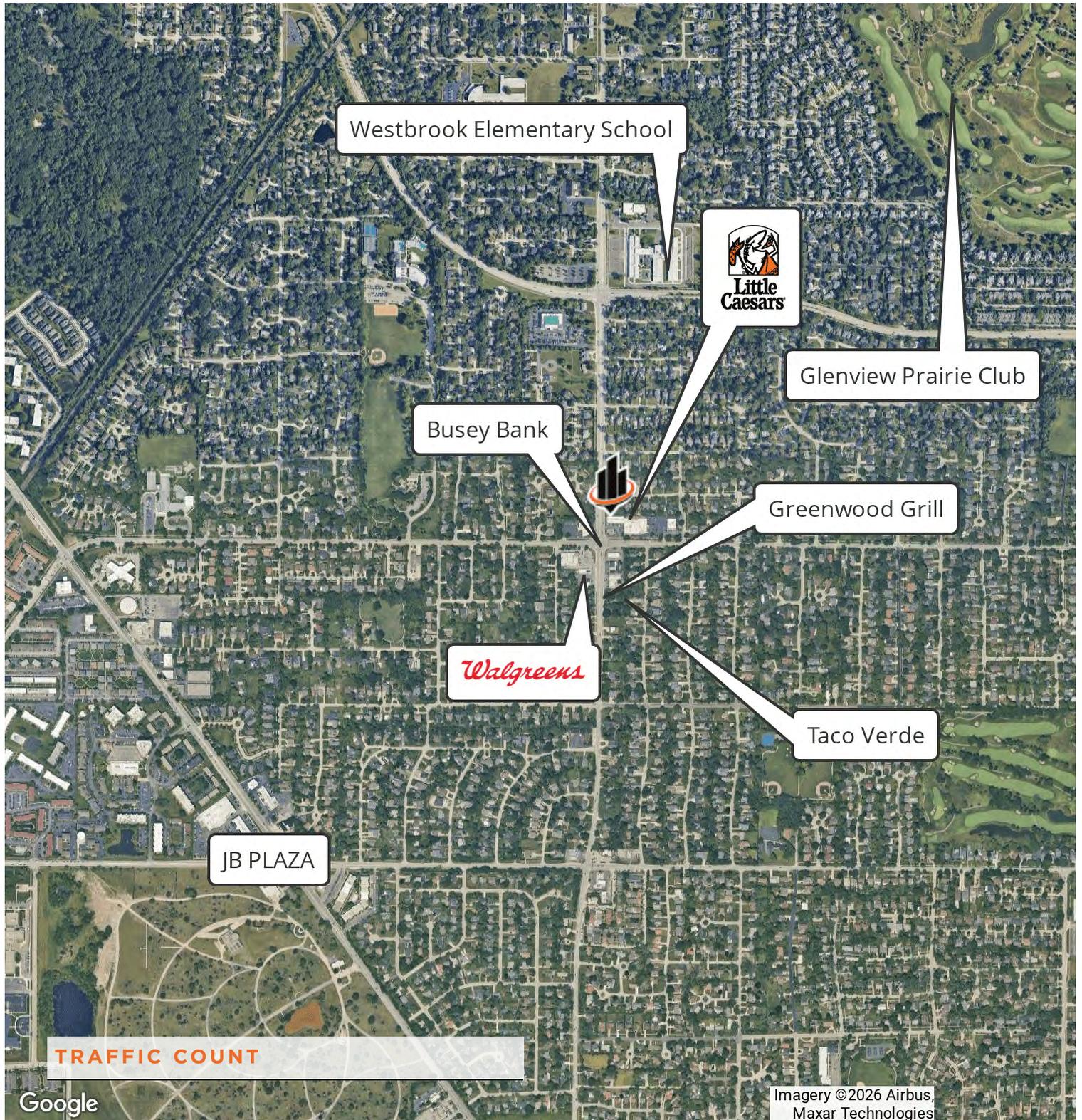
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PHOTOS



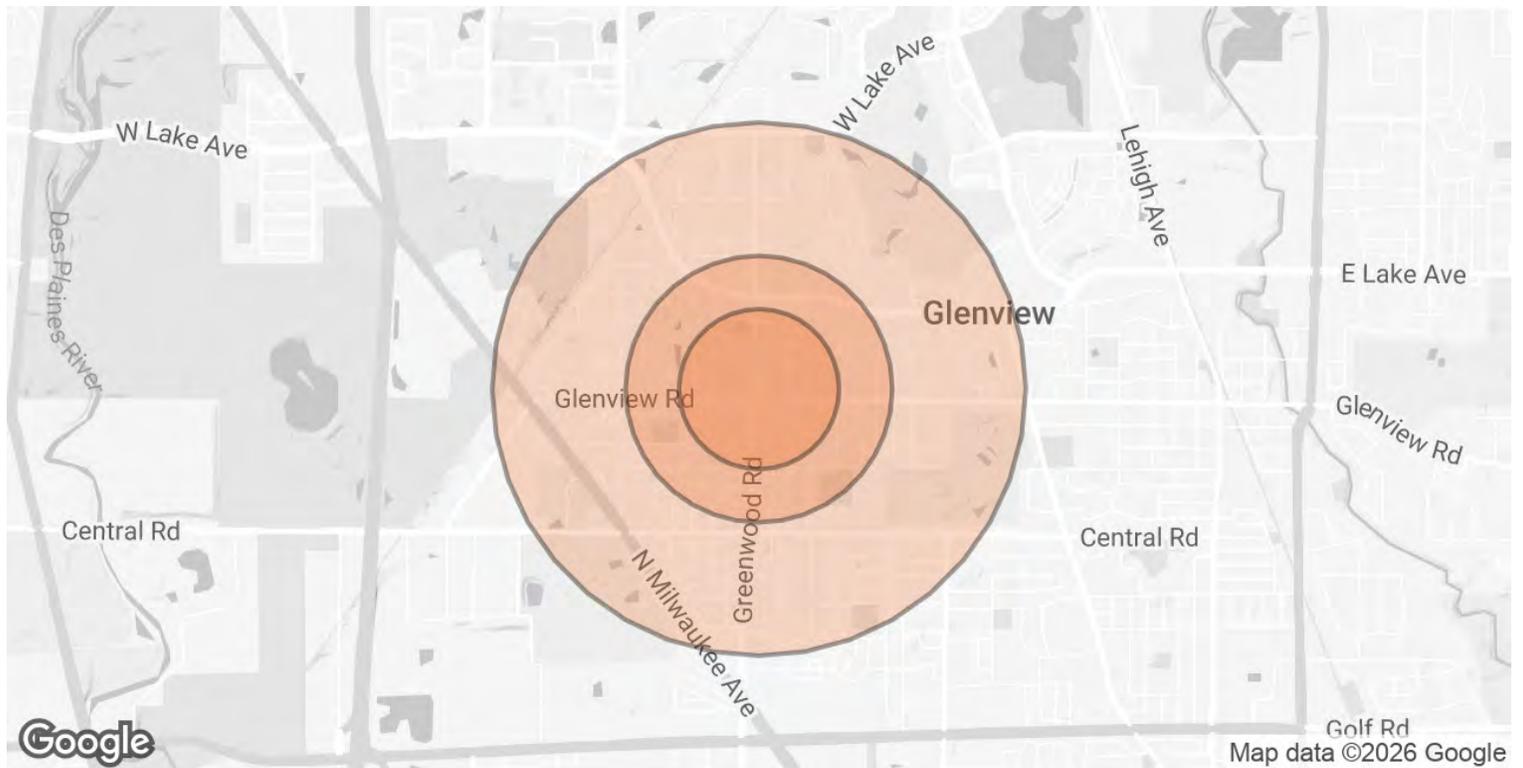
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	766	2,992	15,156
AVERAGE AGE	43	43	44
AVERAGE AGE (MALE)	42	42	42
AVERAGE AGE (FEMALE)	44	44	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	249	987	5,414
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$188,758	\$181,037	\$145,887
AVERAGE HOUSE VALUE	\$644,978	\$623,623	\$559,412

Demographics data derived from AlphaMap

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ADVISOR BIO 1



STEVEN HIRSCH

Senior Advisor

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PROFESSIONAL BACKGROUND

“It’s not about getting clients; it’s about cultivating relationships that last beyond the closing of a deal.”

Steven Hirsch is a senior advisor with SVN. With an extensive background in business, Steven brings a hands-on understanding of the manufacturing business world to commercial real estate. With over a decade of experience in commercial real estate brokerage, Steven works with clients involved in tenant representation for industrial, development, and special-use projects—assisting buyers, sellers, and landlords; Steven excels in bringing together buyers and sellers of commercial holdings for successful and mutually beneficial transactions. Steven’s area of concentration is Northern Cook County and the city of Chicago.

Having owned a highly successful manufacturing company, Steven has been immersed in all functions of small business manufacturing operations, including the development of national accounts, market research, trend and market analytics, cost accounting, process manufacturing, and business management. Steven’s business experience has provided a working knowledge base for the detailed and numerous aspects of commercial and real estate transactions.

- Zoning Board Commissioner, Village of Northfield (current)
- Architectural Commission Commissioner, Village of Northfield (2000-2012)
- Vice President ex-Officio of the Winnetka-Northfield Chamber of Commerce (current)
- President of the Winnetka-Northfield Chamber of Commerce (2012-2015)
- Volunteer scuba diver - Shedd Aquarium (2003-2015)

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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