

**BEER & WINE LICENSE  
GAMING**

**FOR SALE**

## Drive-thru Restaurant

**1866 WEST JEFFERSON STREET**

Joliet, IL 60436

**PRESENTED BY:**

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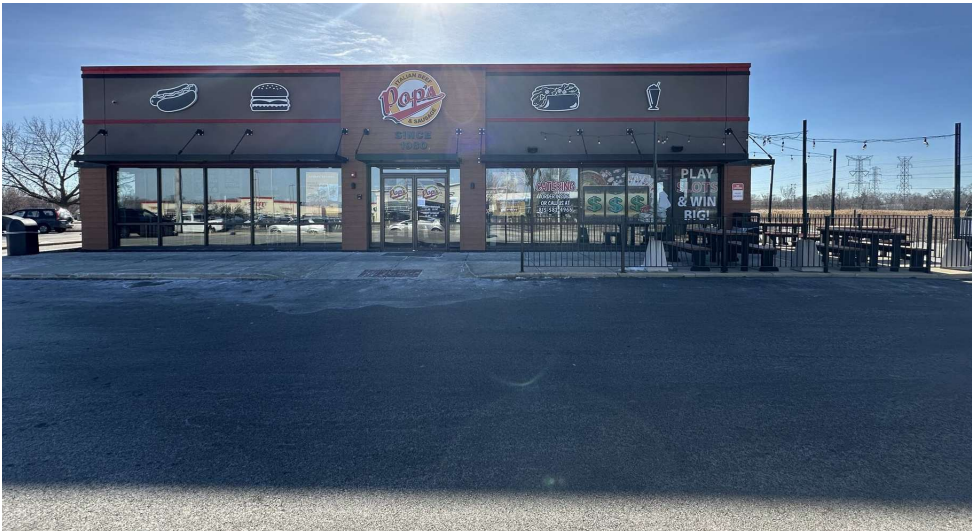
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Recently Redeveloped
- New State-of-the-Art Equipment
- Dining Room, Outdoor Patio and Drive-Thru
- High-End Grease Drainage System and Soda System
- Durock Walls Throughout
- Six Slot Machines

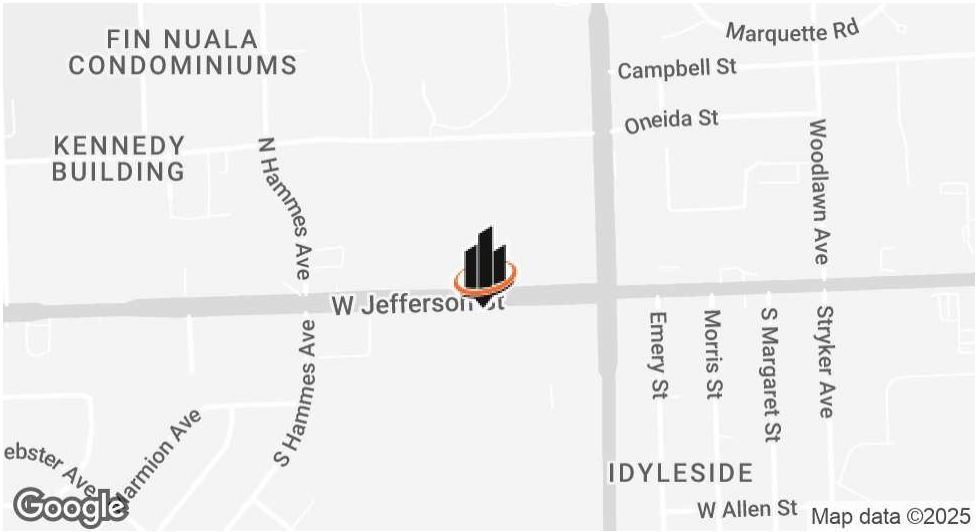
OFFERING SUMMARY

SALE PRICE:	\$1,995,000
SF:	3,339 SF

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PROPERTY DESCRIPTION

Introducing a premier investment opportunity in the thriving Joliet area. This recently redeveloped 3,339 SF building features new state-of-the-art equipment, an indoor dining room, spacious outdoor patio space, and a convenient drive-thru. The property is equipped with a high-end grease drainage system and soda system, ensuring operational efficiency and promoting employee safety. Durock walls throughout provide top-tier durability. With its thoughtful design and premium amenities, this property is perfectly tailored for a restaurant investor seeking a turnkey opportunity in a prime location. Don't miss out on the chance to elevate your business with this exceptionally built property less than 3/4 mile from I-80.

Price includes:  
FF&E  
Corporation License with Alcohol and Gaming



## AERIAL VIEW



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## ADDITIONAL PHOTOS



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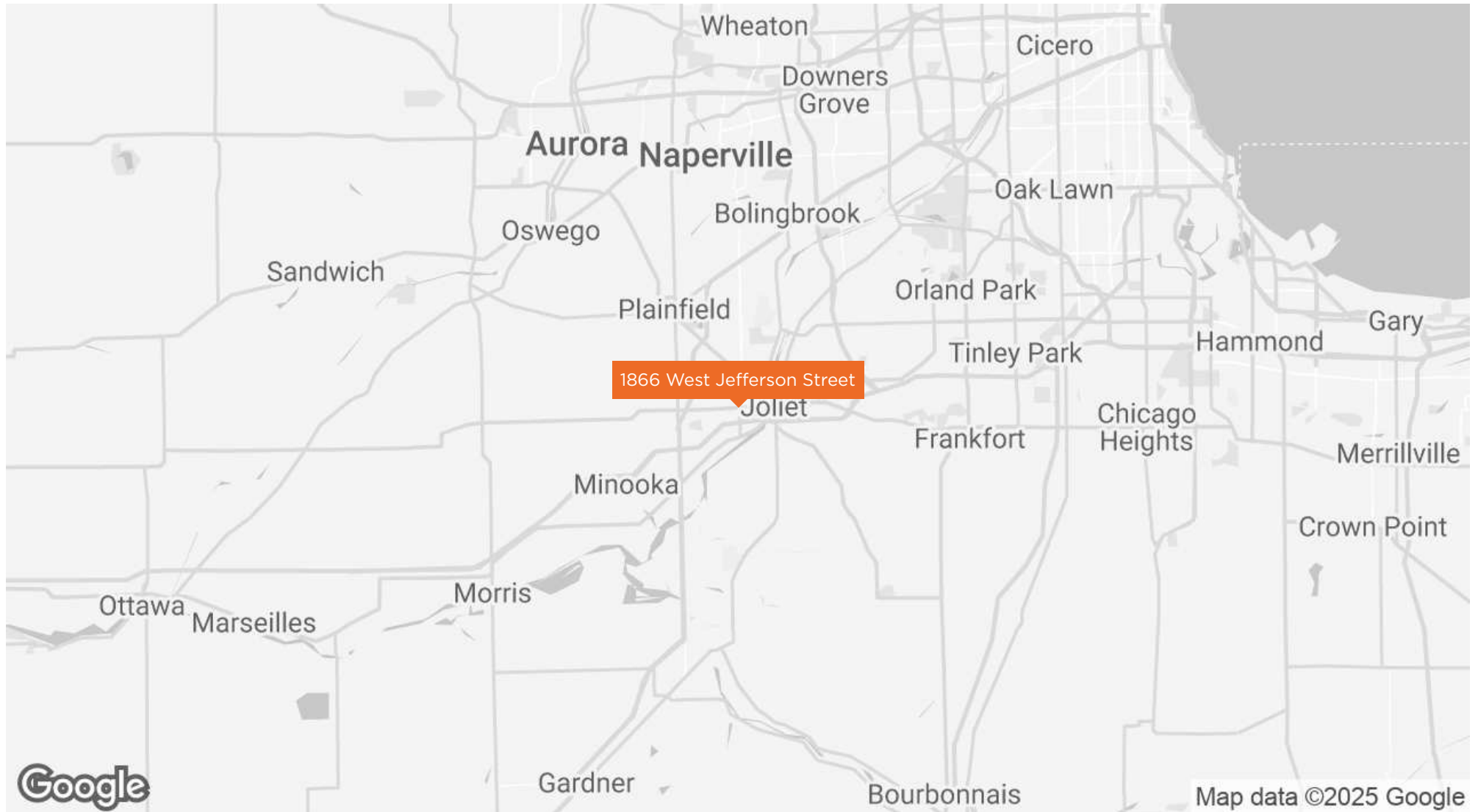


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## LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

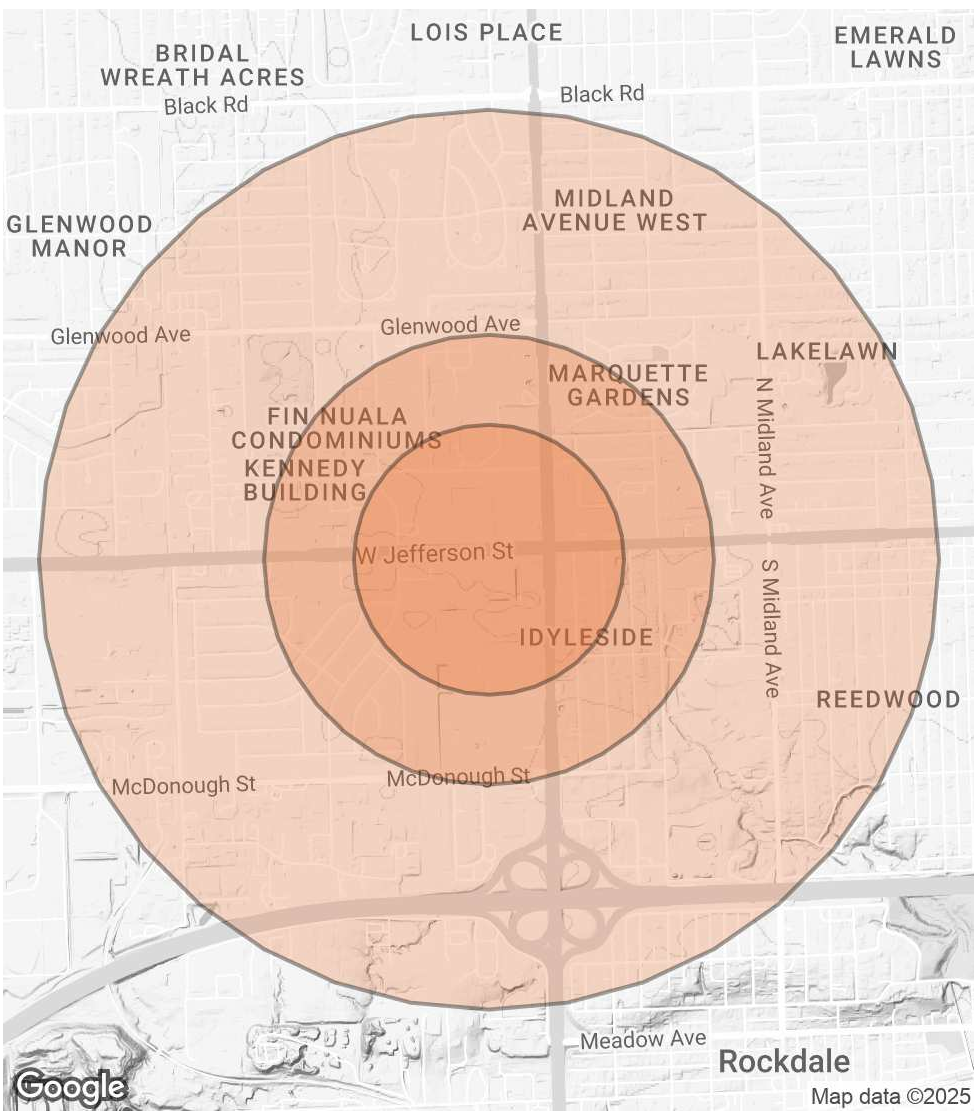
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	219	2,683	11,525
AVERAGE AGE	45	45	42
AVERAGE AGE (MALE)	43	43	41
AVERAGE AGE (FEMALE)	46	47	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	92	1,144	4,675
# OF PERSONS PER HH	2.4	2.3	2.5
AVERAGE HH INCOME	\$68,215	\$66,158	\$76,538
AVERAGE HOUSE VALUE	\$177,718	\$180,666	\$212,106

Demographics data derived from AlphaMap



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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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