

215 W. Lincoln Hwy

Freestanding Restaurant Building · DeKalb, Illinois

Restaurant Space For Lease

FULLY BUILT OUT AND MODERN - BLOCKS FROM NIU CAMPUS



About This Listing

This listing is provided by **EatZ Real Estate Group LLC** for prospective tenants evaluating a lease at 215 W. Lincoln Hwy, DeKalb, Illinois. To ensure a smooth and professional process, please review the following guidelines:

All communication and inquiries should be directed exclusively through **EatZ Real Estate Group LLC** and **Ted Aretos**.

Please do not contact the owner, landlord, or any related party directly - all property visits must be arranged through the broker.

The information provided in this listing is intended for general informational purposes and is subject to change without notice.

This document does not constitute a lease, an offer to lease, or a binding commitment of any kind.

Executive Summary

EatZ Real Estate Group LLC presents a rare opportunity to lease a freestanding, single-tenant restaurant building in the heart of DeKalb, Illinois - a Northern Illinois University college town on the region's primary east/west commercial corridor.

2,119

Square Feet (GLA)

\$4,400

Per Month, Mod. Gross

\$24.92

Per Sq Ft / Year

~16K

NIU Enrollment Nearby

The approximately 2,119 SF building comes with an existing restaurant build-out and some equipment already in place - allowing an incoming operator to skip the time, risk, and six-figure cost of ground-up construction. Vacant and available for immediate lease-up.

The Opportunity

A Turnkey Restaurant Footprint - Not a Bare Shell

Existing build-out and some equipment convey with the space, letting a new operator open faster and for less capital outlay.

Small, freestanding restaurant buildings in the DeKalb / NIU submarket are in tight supply. Most available restaurant space in a college town is found in shared strip centers or multi-tenant plazas - where operators face co-tenancy restrictions, shared parking, limited signage, and landlord-controlled hours.

215 W. Lincoln Hwy is different: a stand-alone building on its own parcel, giving a tenant full control of its storefront, branding, and street presence directly on IL Route 38. The existing build-out dramatically compresses the timeline and capital required to open, turning a six-to-twelve-month build into a fit-out and re-concept.

The Space at a Glance

A freestanding single-tenant restaurant building constructed in 1989, sited on a 0.143-acre parcel on the north side of W. Lincoln Highway. Configured for restaurant use throughout, with an existing commercial kitchen layout and front-of-house dining area. Most recently operated as a DP Dough franchise; now delivered vacant and open to virtually any concept.

Ideal For

Independent QSR, fast-casual, pizza, breakfast & café, ethnic cuisines, ghost kitchen hybrids, and regional/franchise brands seeking an NIU-market foothold.

Delivered With

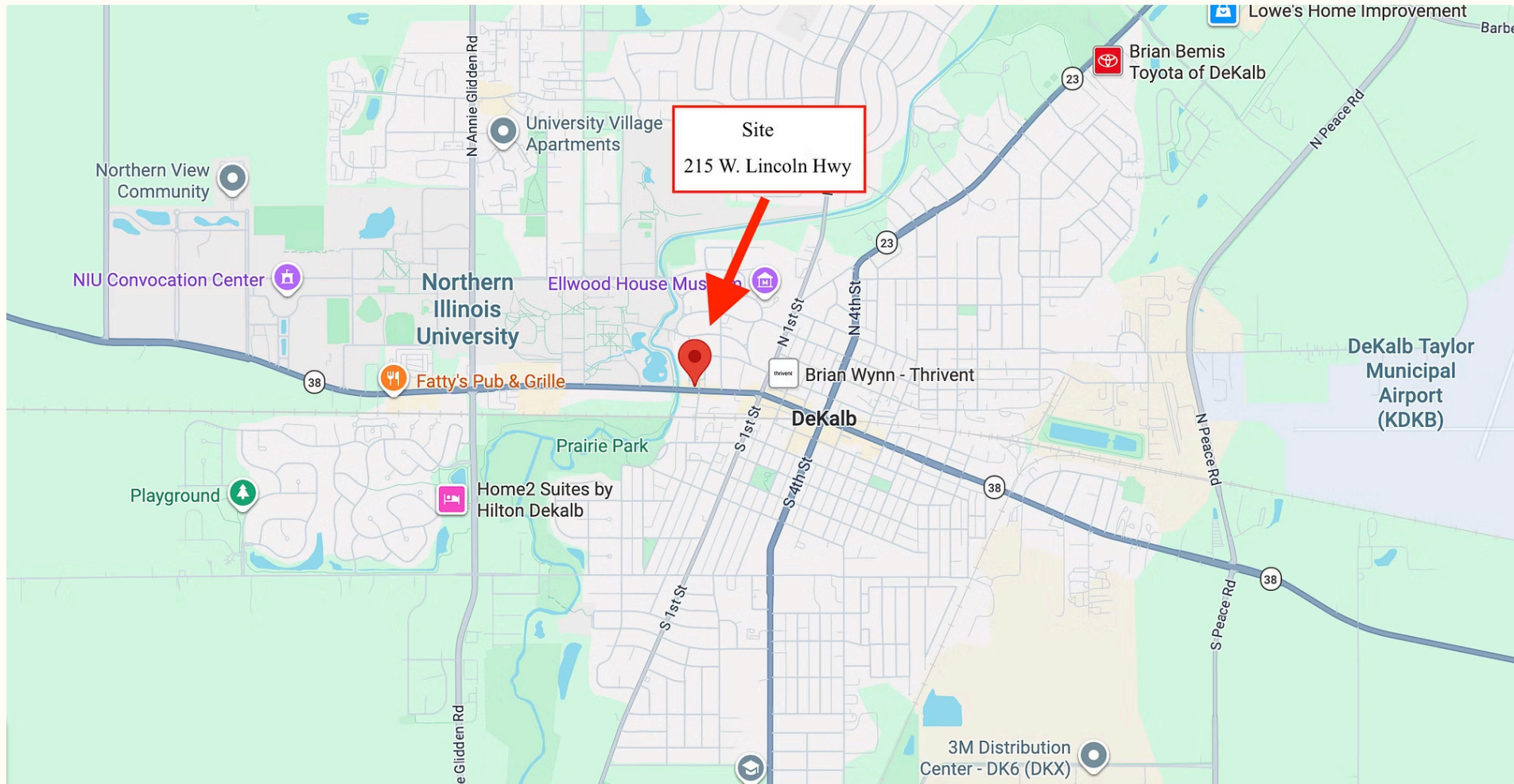
Existing restaurant build-out - kitchen configuration, front-of-house, plumbing, electrical & lighting in place - plus some equipment included. Full inventory available from broker.

Photo Tour



Location & Market

215 W. Lincoln Hwy sits on DeKalb's primary east/west commercial artery (IL Route 38), minutes from the Northern Illinois University campus. DeKalb is a classic Midwestern college town anchored by NIU's roughly 16,000 students plus faculty and staff - producing a young, year-round customer base with a strong appetite for restaurant and quick-service dining.



DeKalb, Illinois 60115

Population ~40,443 · DeKalb County



Young Market

Median age ~26.1 · Median household income ~\$46,481 (2024)



NIU Anchor

Northern Illinois University · Enrollment ~16,000



Prime Corridor

W. Lincoln Hwy / IL Route 38 - main east/west commercial route through DeKalb

Why This Location Wins

1

College-Town Demand

A built-in, year-round base of ~16,000 NIU students plus faculty keeps restaurant and late-night quick-service demand steady, with a median age around 26.

2

Corridor Visibility

Direct frontage and signage on W. Lincoln Highway (IL Route 38), DeKalb's main east/west route - no shared-center restrictions on branding or hours.

3

Scarce Freestanding Space

Small stand-alone restaurant buildings are in tight supply in this submarket; most competing space is multi-tenant with co-tenancy and parking constraints.

Property & Lease Summary

Property Snapshot

Address	215 W. Lincoln Hwy, DeKalb, IL 60115
Building Type	Freestanding, single-tenant restaurant
Square Footage	~2,119 SF (GLA)
Year Built	1989
Parcel	0.143 acres · Tax ID 08-22-276-009
Prior Use	QSR Fast Casual

Lease Summary

Lease Rate	\$4,400/mo · \$24.92/SF/yr
Lease Type	Modified Gross
Landlord Pays	Base-year taxes & insurance
Tenant Pays	Tax/insurance increases, utilities, snow, landscaping
Availability	Vacant - available now
Terms	Landlord will sign new 5 Year Lease

Occupancy Cost Overview

This is a for-lease listing of a vacant restaurant building - no operating history or financials are conveyed. What the space offers is a **low, predictable fixed occupancy cost** with meaningful landlord protection on the largest variable expenses.

Base Rent

\$4,400 / month · \$52,800 / year on ~2,119 SF, Modified Gross

Taxes & Insurance

Landlord covers base year; tenant pays only increases over base year

Operating Expenses

Tenant pays own utilities, snow removal, and landscaping

Capital Savings

Existing build-out & some equipment reduce up-front opening costs vs. a ground-up build

📄 All figures are approximate and subject to confirmation and final lease negotiation with the landlord.

Upside & Positioning

The value of 215 W. Lincoln Hwy is in what an operator does *not* have to spend. By inheriting an existing build-out and some equipment, a tenant can redirect capital toward branding, marketing, menu development, and working capital - the levers that actually build sales. In a college town, speed to market is itself a competitive advantage.

→ **Unrestricted Hours**

Serve late-night and post-event demand with no shared-center hour restrictions.

→ **Full Signage Control**

Own your exterior identity on a high-visibility corridor - no blending into a shared plaza.

→ **Delivery-Forward Ready**

Drive-up and pick-up potential for delivery-forward concepts.

Top 5 Selling Features

1

Existing Restaurant Build-Out In Place

~2,119 SF turnkey space with build-out and some equipment included - avoid the time and six-figure cost of ground-up construction.

2

Affordable Modified-Gross Rent - \$4,400/Mo

Landlord covers base-year taxes & insurance; tenant pays only increases plus utilities - a low, predictable fixed cost.

3

NIU College-Town Location

On W. Lincoln Hwy (IL Route 38), minutes from NIU (~16,000 enrollment). Median age ~26 supports steady year-round demand.

4

Freestanding, Single-Tenant Building

High visibility and signage on Lincoln Hwy with no shared-center restrictions. Small freestanding restaurant space is in tight supply in this submarket.

5

Vacant & Available Now - Bring Your Concept

Empty and ready for immediate lease-up. Lease terms (length and options are negotiable directly with the owner).

Next Steps & Contact

Offering

Lease of freestanding restaurant building ·
~2,119 SF · DeKalb, IL 60115

Lease Rate

\$4,400 / month, Modified Gross
(\$24.92/SF/yr) · Existing build-out + some
equipment · Delivered vacant

Availability

Now - lease terms negotiable with
landlord through exclusive broker

Ted Aretos · Market Partner | Broker · EatZ Real Estate Group LLC

815-761-8334 · ted@eatz-associates.com

316 W. Northwest Hwy, Barrington, IL 60010

"Creating Possibilities in the Restaurant Industry."

This CBR is confidential and prepared solely for qualified prospective tenants. All figures are approximate and subject to final lease negotiation. Nothing herein constitutes an offer to lease or legal/financial advice. Prospective tenants should conduct their own due diligence.