

**LEASE**

# Former Restaurant on Southwest Highway

**11011 SOUTHWEST HIGHWAY**

Palos Hills, IL 60465

**PRESENTED BY:**

**DEREK GONSCH**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>BASE RENT:</b>	\$15 SF/yr (NNN)
<b>TAX CHARGES:</b>	\$7.20 SF/yr
<b>OTHER PASS-THROUGHS:</b>	\$1 SF/yr
<b>BUILDING SIZE:</b>	8,000 SF
<b>YEAR BUILT:</b>	1972
<b>ZONING:</b>	B2
<b>TRAFFIC COUNT:</b>	19,500

## PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional leasing opportunity in business-friendly Palos Hills, IL. Formerly a Greek restaurant, this large and modular building is ready for its next operator! The property is currently gutted, as a tenant recently went under lease but quickly defaulted. The exterior of the property is still in very good shape. Plumbing, gas, and electrical hookups are all still in place.

This restaurant boasts; 2 bars, 2 walk-in coolers, 1 walk-in freezer, a 13' hood, a 8' hood, 2 bathrooms, and an updated boiler. Outside, the property has 90 parking spaces, an outdoor patio in the front, a tower sign, and a trailer containing a large number of tables and chairs for potential reuse. This asset can be configured for a number of different restaurant operations, and is easily accessible and visible from the main road. Deals like this don't last long, inquire today!

## LOCATION DESCRIPTION

Located just north of the 111th/Southwest Highway intersection, the property is on the east side of the street.

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# RETAILER AERIAL



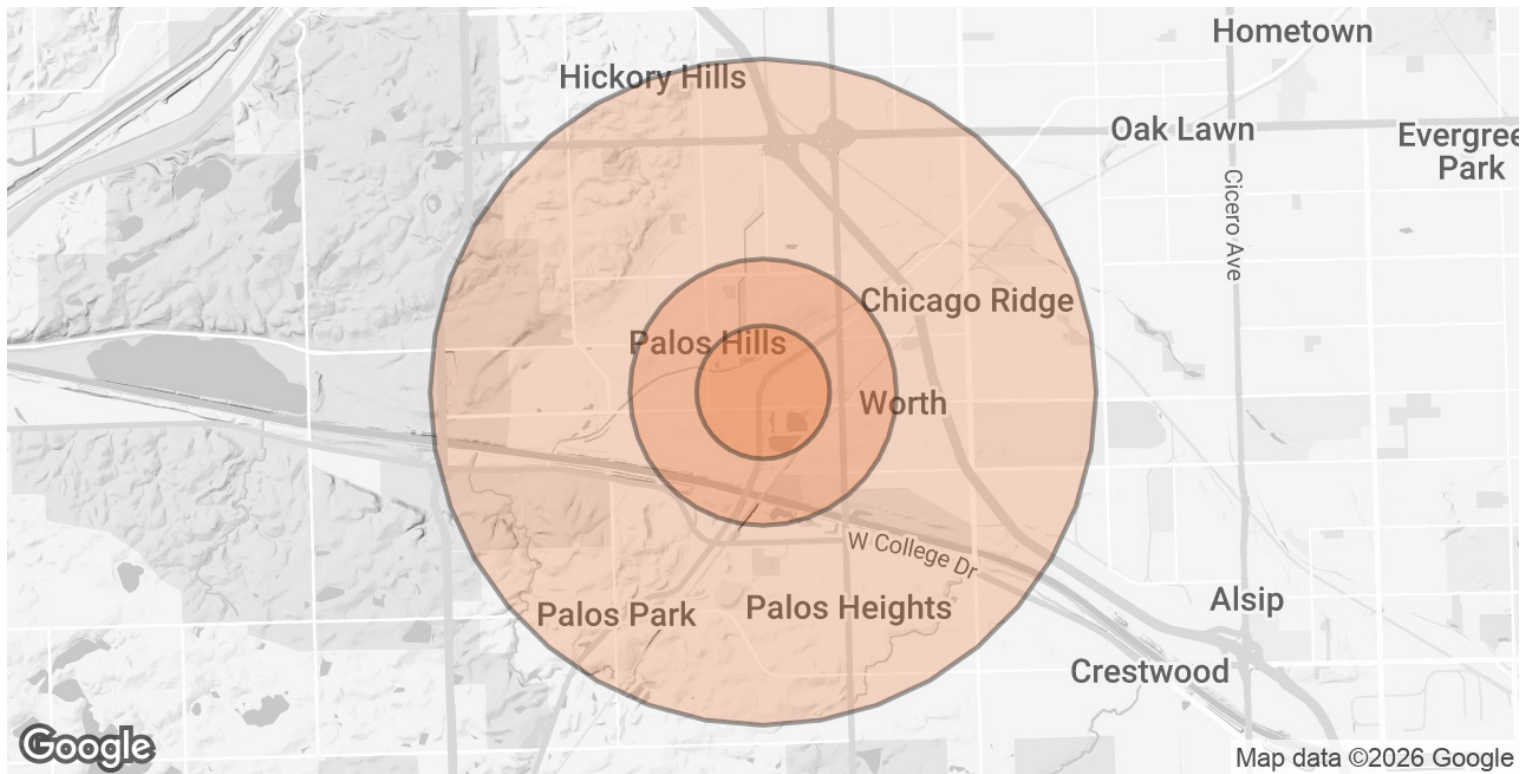
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# ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL POPULATION</b>	2,958	12,948	67,547
<b>AVERAGE AGE</b>	45.2	44.9	41.4
<b>AVERAGE AGE (MALE)</b>	42.4	40.5	40.3
<b>AVERAGE AGE (FEMALE)</b>	47.9	47.6	42.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,345	5,330	26,225
<b># OF PERSONS PER HH</b>	2.2	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$79,491	\$85,943	\$96,444
<b>AVERAGE HOUSE VALUE</b>	\$227,233	\$235,847	\$268,455

2023 American Community Survey (ACS)

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## ADVISOR BIO 1



### DEREK GONSCH

Senior Advisor

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### PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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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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