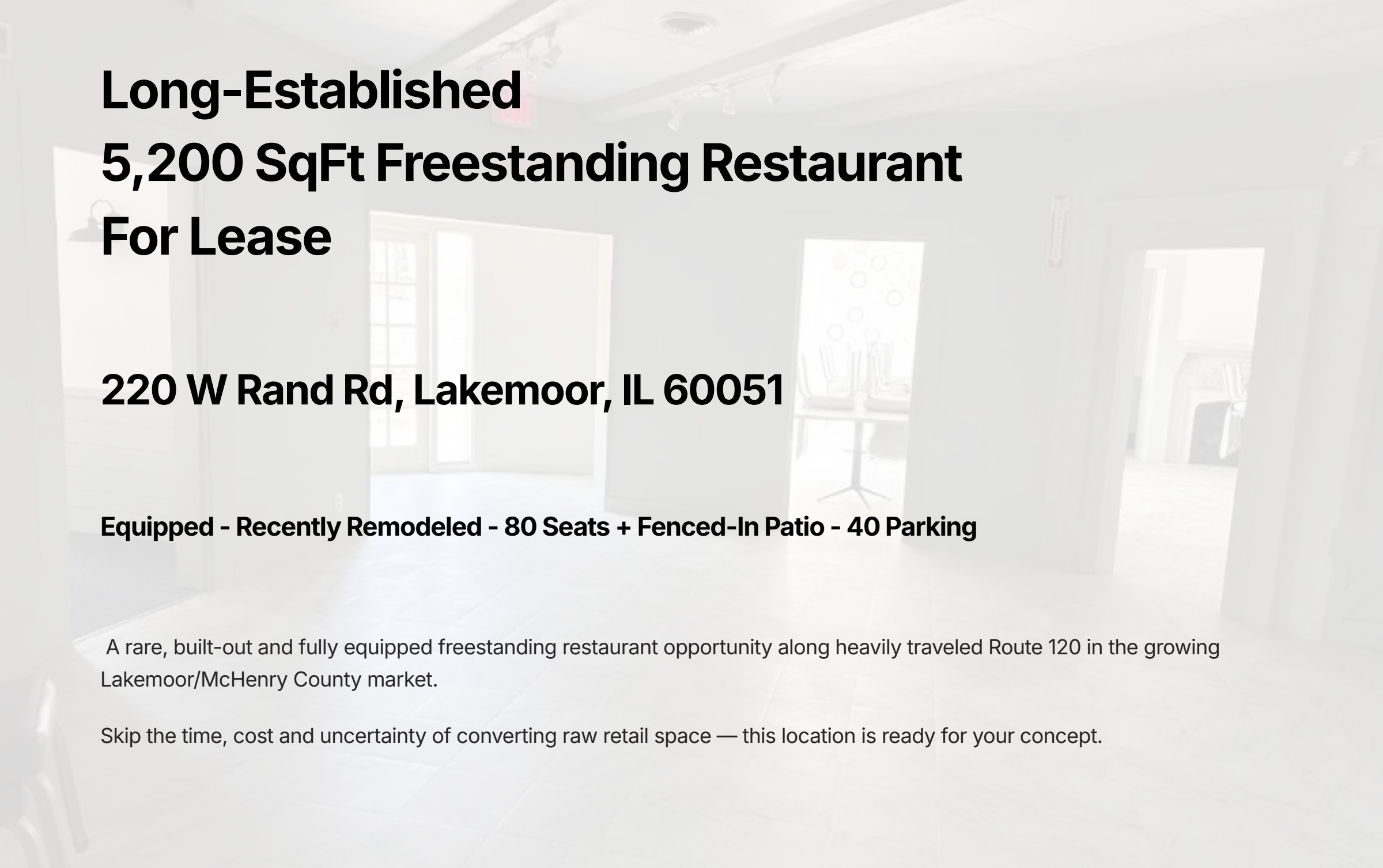




# **Long-Established 5,200 SqFt Freestanding Restaurant For Lease**

**220 W Rand Rd, Lakemoor, IL 60051**

**Equipped - Recently Remodeled - 80 Seats + Fenced-In Patio - 40 Parking**

A rare, built-out and fully equipped freestanding restaurant opportunity along heavily traveled Route 120 in the growing Lakemoor/McHenry County market.

Skip the time, cost and uncertainty of converting raw retail space — this location is ready for your concept.

# The Property



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**5,200 SqFt**

Freestanding building on  
0.74 acres

**80 Seats**

Indoor dining + fenced-in  
patio

**40 Parking**

Ample on-site parking  
spaces

**\$12/SqFt**

\$5,200/month + CAM +  
taxes

# The Opportunity At A Glance

This is a rare second-generation restaurant opportunity in an established foodservice location with nearly 4 decades of operating history. The property was most recently home to the Lakemoor Diner and before that to the celebrated Le Vichyssois, which anchored this location for 38 years. The building has been beautifully remodeled as recently as 2023 and is immediately available for a qualified new tenant.

For an experienced independent operator, a growing restaurant group or an established concept looking to enter or expand within the northwest suburban market, this property presents an outstanding combination of infrastructure, visibility and value. Rather than investing heavily in a complete kitchen build-out, ventilation, refrigeration, plumbing and dining furniture, a new tenant can step directly into an nearly operational foodservice facility and focus resources on concept development and additional kitchen equipment to tailored to its menu.

## Why This Property?

- Built-out commercial kitchen
- Recently remodeled interior (2023)
- 4 decades of continuous restaurant history at this location
- Existing landlord-owned FF&E available for tenant use
- Liquor license and video gaming can be added
- Landlord willing to paint exterior in tenant's colors

## Who Should Be Interested?

- Experienced independent restaurant operators
- Growing regional restaurant groups
- Established concepts expanding into suburban markets
- Chef-driven concepts seeking affordable build-out
- Operators looking for outdoor dining space
- Concepts interested in liquor and gaming revenue

# Existing Foodservice Infrastructure

One of the property's greatest competitive advantages is the depth of its existing foodservice infrastructure. Rather than starting with an empty commercial shell and investing heavily in kitchen construction, ventilation, refrigeration, plumbing, dining furniture and related restaurant infrastructure, a new tenant can capitalize on an already established facility. All landlord-owned equipment is available for the incoming tenant's use as part of the lease arrangement.

The combination of an outfitted commercial kitchen, fire-suppression system, walk-in cooler and dining room furniture means a new operator can realistically reduce both startup capital requirements and time-to-opening — two of the most critical variables in any restaurant launch.



## Kitchen Equipment

- 12ft hood w/Ansul fire-suppression system
- Double-stack convection oven
- 2-door tabletop cooler
- 3-door/2-drawer cooler
- Walk-in cooler

## Prep & Utility

- Stainless-steel prep tables
- Vegetable/prep sink
- 3-compartment sink
- Existing restaurant fixtures & infrastructure

## Dining Rooms

- Dining room tables & chairs (80 seats)
- Existing restaurant fixtures
- Beautifully remodeled interior (2023)

# Property Highlights

This property has been designed to support a thriving full-service restaurant operation. From the prominent illuminated pylon signage visible from Route 120 to the fenced-in patio offering seasonal outdoor dining potential, this location delivers a suite of attributes that drive restaurant success: visibility, accessibility, infrastructure and capacity.



## Freestanding Building

5,200 sqft on 0.74 acres with commercial zoning. Landlord will paint the buildings exterior in tenant's choice of color.



## 80 Indoor Seats

Furnished dining rooms, beautifully remodeled in 2023. Ready for immediate occupancy.



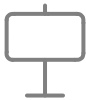
## Fenced-In Patio

Additional outdoor dining and entertainment potential. Ideal for seasonal service, private events and expanded covers.



## 40 Parking Spaces

Ample dedicated on-site parking — a critical differentiator for suburban restaurant operators and their guests.



## Illuminated Pylon Signage

Existing prominent signage with high visibility from Route 120. Immediate presence from day one.



## Liquor & Gaming Ready

Ability to add liquor license & video gaming — significant revenue diversification .

# Prime Visibility On Route 120

Strategically positioned along Rand Rd (Route 120) in Lakemoor, 220 W Rand Rd benefits from exposure to one of the area's principal east-west commercial corridors. Route 120 is one of the most heavily traveled roads in McHenry County, delivering a steady stream of potential customers throughout every daypart — morning commuters, midday shoppers, evening diners and weekend traffic alike.

The property sits in close proximity to established neighboring concepts including Dunkin', Los Dos Primos Mexican Restaurant and Sweet Melissa's Pizza Pub and is located near Lily Lake — all of which contribute to consistent vehicle traffic in the immediate trade area. The synergy of a retail-and-restaurant corridor with an established customer habit makes this location particularly compelling.

Just 2 miles west of the major Route 120 and Route 12 commercial intersection — one of the area's primary retail nodes anchored by Woodman's Food Market — the property captures both neighborhood-driven traffic and regional draw. Lakemoor continues to actively encourage commercial development along Route 120, with the Village identifying this corridor as a key area for growth serving the expanding northwest suburban population.

22K+

Vehicles Per Day

Daily traffic count on Route 120 (Rand Rd) in front of the property

55K+

VPD At Intersection

Combined daily traffic at Route 120 & Route 12 — just 2 miles east

94K+

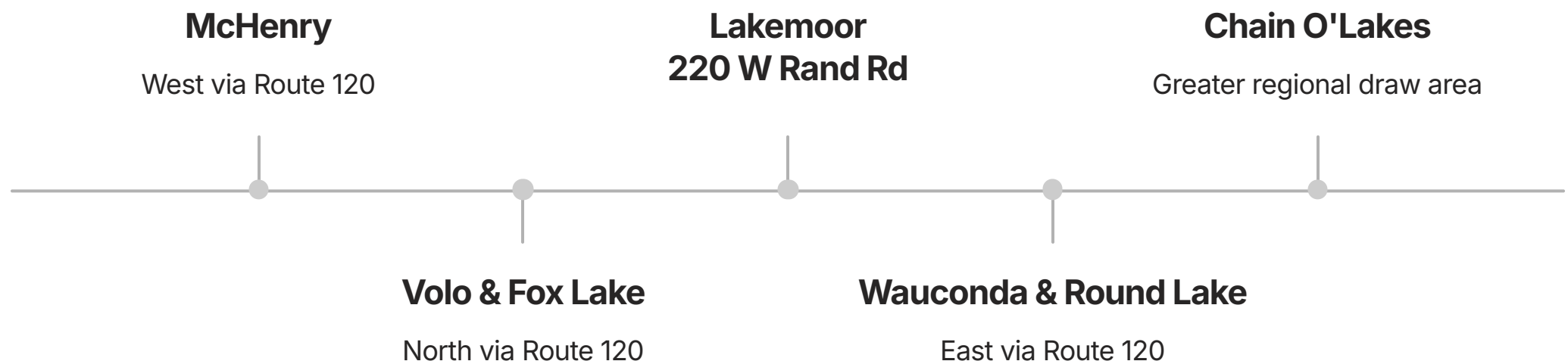
Residents Within 5 Miles

Substantial surrounding customer base across McHenry and Lake Counties

# A Growing Trade Area With Regional Draw

The Lakemoor market is not a static suburban pocket — it is an actively growing trade area with a substantial and expanding surrounding customer base encompassing portions of both McHenry and Lake Counties. Route 120 connects this property with surrounding communities including McHenry, Volo, Fox Lake, Wauconda, Round Lake and the greater Chain O'Lakes area, creating the potential to draw customers from well beyond Lakemoor itself. That regional connectivity is a meaningful advantage for any restaurant operator building a loyal guest base.

## Route 120 — The Regional Connector



Continued residential and commercial development throughout Lakemoor, Volo and surrounding communities is steadily adding new households, consumers and traffic to the trade area. The nearby Route 120/Route 12 commercial district has attracted numerous national and regional businesses and restaurant concepts, demonstrating sustained and growing retailer and restaurant interest in this market.

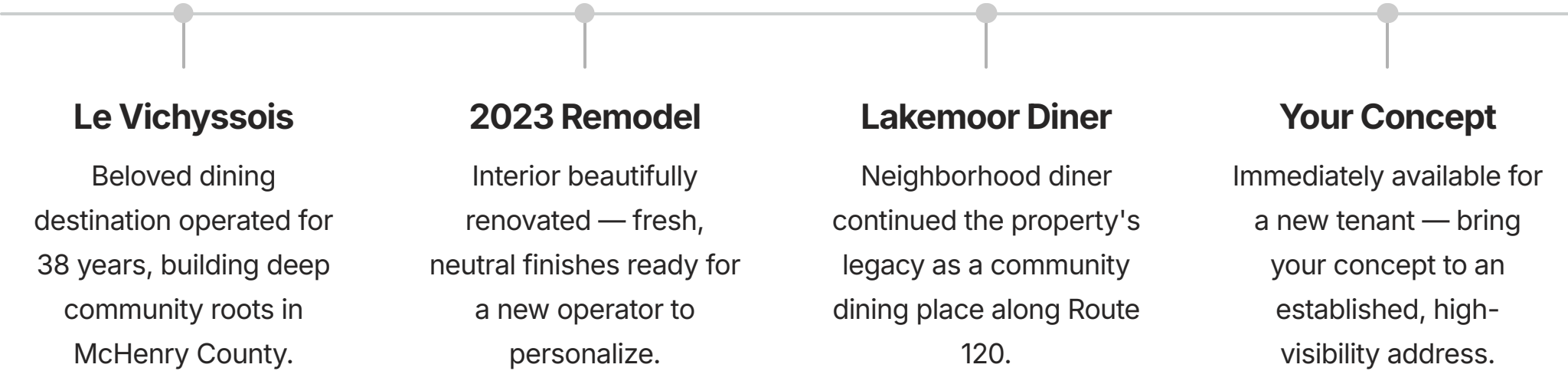
The fundamentals — population growth, rising household income and increasing consumer density — point to a trade area with strong and improving long-term prospects.

# A Proven Restaurant Address For 40 Years

Location history matters in foodservice. Consumer habits are built over years and decades, and a site that has successfully operated as a restaurant for generations carries real, tangible value for a new operator. 220 W Rand Rd is precisely that kind of address. For 38 years, this property was home to Le Vichyssois, a well-known and highly regarded dining destination that built a loyal following across McHenry County and the greater northwest suburbs.

Following Le Vichyssois, the property continued its restaurant legacy as Lakemoor Diner, further cementing its identity as an established dining destination in the community. The building was beautifully remodeled in 2023, creating an interior that blends the warmth of an established neighborhood restaurant with fresh finishes — a compelling canvas for a new operator to personalize.

For a new operator, this history represents more than nostalgia. It means the location is known to area residents, familiar to local businesses and already part of the community's dining landscape. The landlord's willingness to paint the building exterior in the tenant's choice of color creates a clear path to establishing a fresh identity while inheriting all the structural and infrastructure advantages of a long-running restaurant site.



# The Build-Out Advantage — Save Time & Capital

For a restaurant operator comparing this opportunity against constructing a new restaurant from raw retail space, the financial and operational calculus is compelling.

Building out a 5,200 sqft restaurant from an empty commercial shell — including full kitchen construction, ventilation and hood systems, fire suppression, walk-in refrigeration, plumbing upgrades, flooring, furniture and signage — routinely represents an investment of several hundred thousand dollars and months of construction time before a single guest is served.

At 220 W Rand Rd, the majority of that foundational infrastructure is already in place and available for the incoming tenant's use.

The 12ft commercial hood with Ansul fire-suppression system alone is a significant capital item. Add the walk-in cooler, double-stack convection oven, prep and utility sinks, stainless-steel work surfaces, dining room furniture and existing restaurant fixtures and the value of stepping into this space versus starting from scratch becomes immediately clear.

- ✓ A qualified operator can realistically reduce both startup capital and time-to-opening by leasing this built-out space versus constructing a new restaurant from an empty shell.

# Lease Details And What's Included

This property is offered for lease at an exceptional value for a built-out, equipped and immediately available freestanding restaurant on a high-traffic suburban commercial corridor. At \$12 per square foot net, the asking rate reflects a compelling entry point for an operator seeking to minimize startup costs while maximizing location quality and infrastructure value.

The landlord is motivated to find a qualified, long-term tenant and is prepared to offer a new lease with renewal options — providing the operational security and term certainty that restaurant operators and their investors need. Additional landlord accommodations include the availability of all existing FF&E for the tenant's use and the willingness to paint the building exterior in the tenant's colors, facilitating a clean and professional identity launch from day one.

|                                                                                                                                                                                                                                      |                                                                                                                                                                                                                   |                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>Lease Rate</div> <div>\$5,200/month (\$12/sqft) + CAM + real estate taxes. Landlord will provide a new lease with renewal options for a qualified tenant.</div>                                                                 | <div>Building Size &amp; Site</div> <div>5,200 sqft freestanding restaurant on a 0.74-acre commercially zoned parcel. 40 dedicated parking spaces on-site.</div>                                                  | <div>Seating Capacity</div> <div>80 indoor seats with existing dining furniture, plus a fenced-in patio for additional seasonal outdoor dining capacity.</div>                                                |
| <div>FF&amp;E Availability</div> <div>All landlord-owned restaurant equipment — including hood system, coolers, ovens, prep tables and dining room furniture — is <b>available for the tenant's use</b> at no additional cost.</div> | <div>Exterior Branding</div> <div>Landlord willing to paint the building exterior in the tenant's choice of color, providing a new operator the ability to create its own visual identity from opening day.</div> | <div>Liquor &amp; Gaming</div> <div>The property has the ability to <b>add a liquor license and video gaming</b> — meaningful revenue diversification opportunities for the right operator and concept.</div> |

# Bring Your Concept Here

220 W Rand Rd in Lakemoor represents one of the most cost-effective and strategically positioned restaurant leasing opportunities in the northwest Chicago suburbs today.

With a built-out commercial kitchen, 80 interior seats, a fenced patio, 40 parking spaces, prominent illuminated signage and nearly 4 decades of foodservice history at this address, the foundation for your next successful restaurant is already in place.

The property is immediately available and showings are by appointment only. Feel free to stop by the location first to experience the visibility, traffic and setting firsthand. When you're ready to explore further, reach out to Pat Mahoney at EatZ Associates to schedule a showing.

## Contact

**Broker:** Pat Mahoney at EatZ & Associates

**Email:** [Pat@eatz-associates.com](mailto:Pat@eatz-associates.com)

**Phone:** 847-208-9569

***"A rare opportunity to lease a built-out, equipped and immediately available freestanding restaurant on one of McHenry County's most traveled commercial corridors."***

