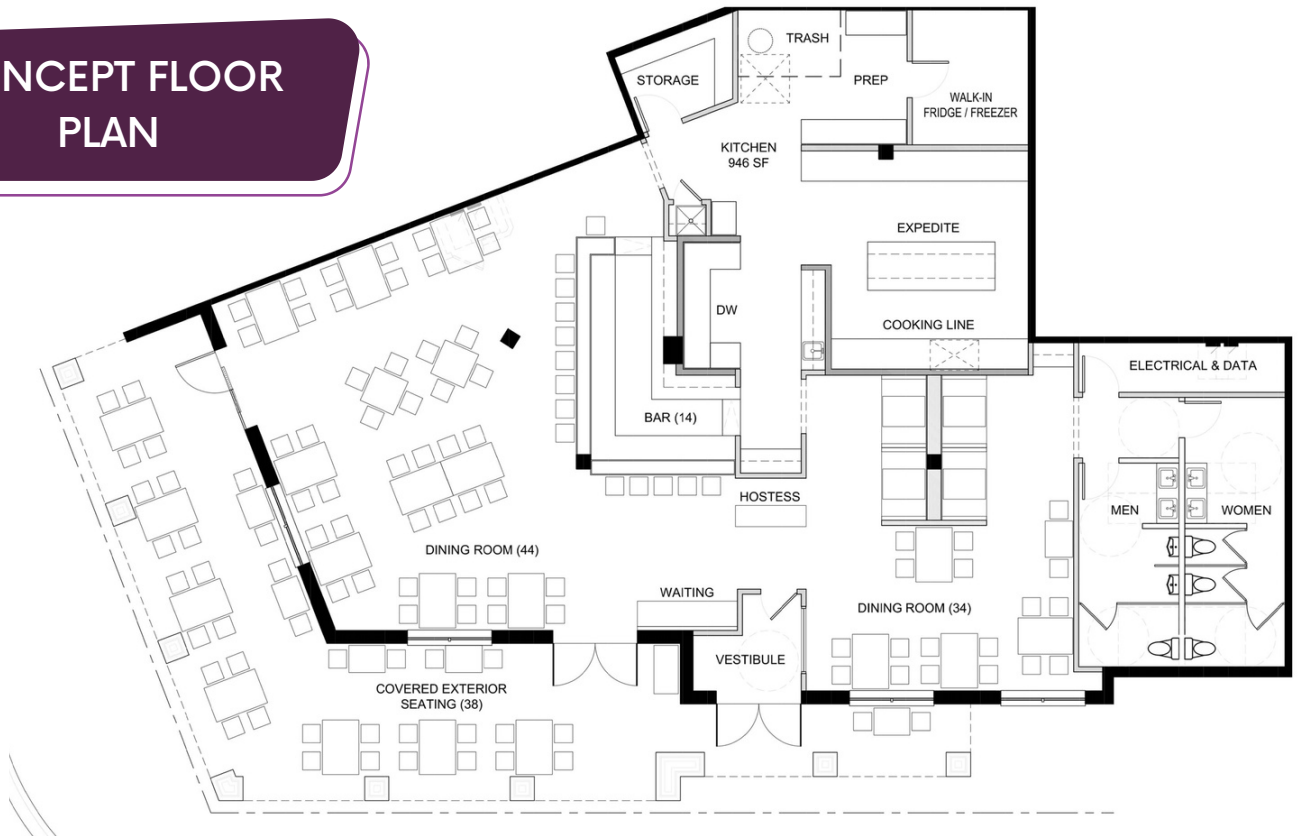


## CONCEPT FLOOR PLAN



## PROPERTY FEATURES

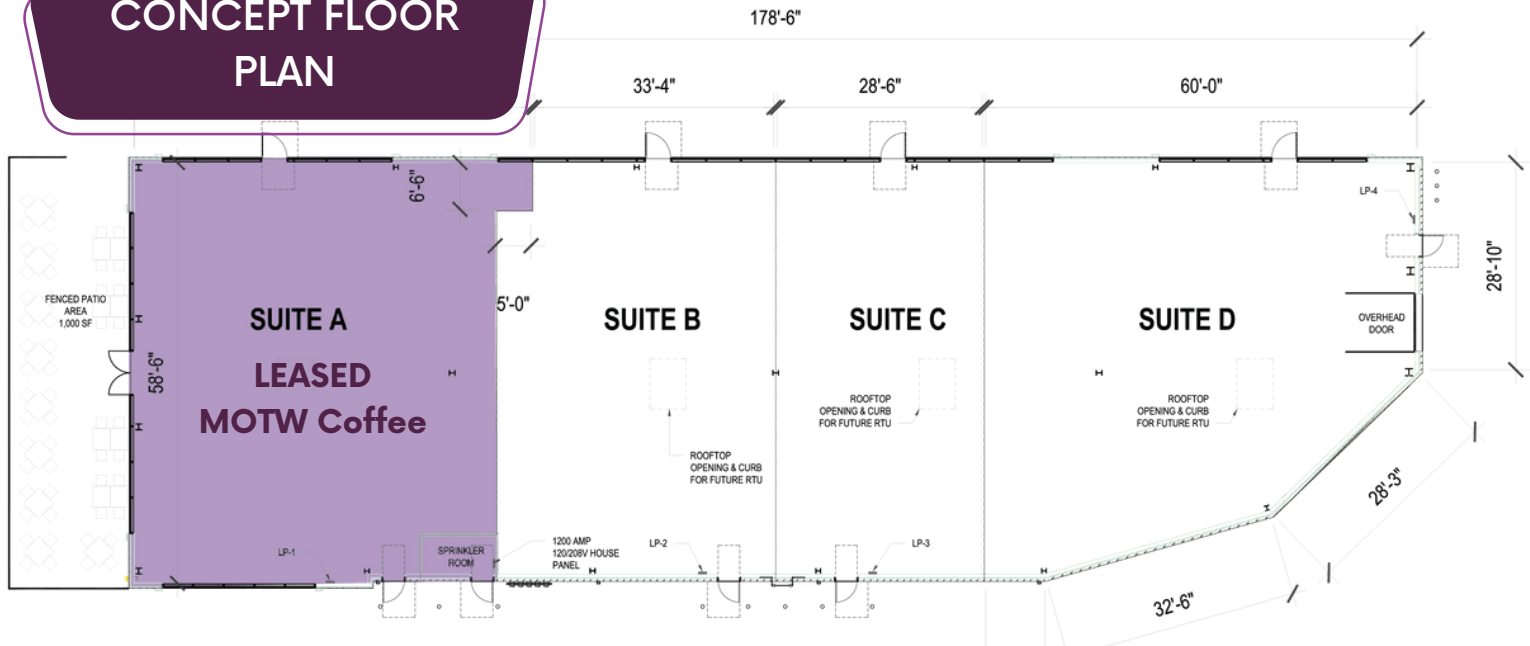
- Become part of an exciting new 118-unit luxury residential property
- 3,596 SF includes an **additional 1,020 SF** of exterior covered patio seating
- Black iron duct for kitchen exhaust
- Tenant Improvement Allowance
- Adjacent to busy metra commuter train station
- Convenient on-site parking available
- Liquor license per local application approval process



- Developer available to provide architecture/design, planning, & construction services
- Historic and iconic neon "EAT" sign replica included and displayed at busy intersection



## CONCEPT FLOOR PLAN



## PROPERTY FEATURES

- 7,071 SF Divisible retail space
- Across the parking lot from an exciting new 118-unit luxury residential property that opened in 2023
- Tenant Improvement Allowance
- Adjacent to busy Metra commuter train station
- Developer available to provide architecture/design, planning, and construction services
- Convenient on-site parking available

