

LAGRANGE ROAD RESTAURANT BUILDING ON CORNER SITE NEAR I-80 INTERCHANGE

9610 191ST STREET // MOKENA, ILLINOIS



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FAST FACTS

BUILDING SIZE	+/- 6,000 SF
PARCEL SIZE	1.5 AC
PARKING	+/- 79 SPACES
PARCEL #	19-09-04-400-016-0000 19-09-04-400-015-0000
R.E. TAXES	\$33,921 (\$5.65 PSF)
TRAFFIC COUNT	48,756 VPD (LAGRANGE) 19,426 VPD (191ST)
COUNTY	WILL
ZONING	C-1A (GENERAL COMMERCIAL)

DEMOGRAPHICS

5-mile radius

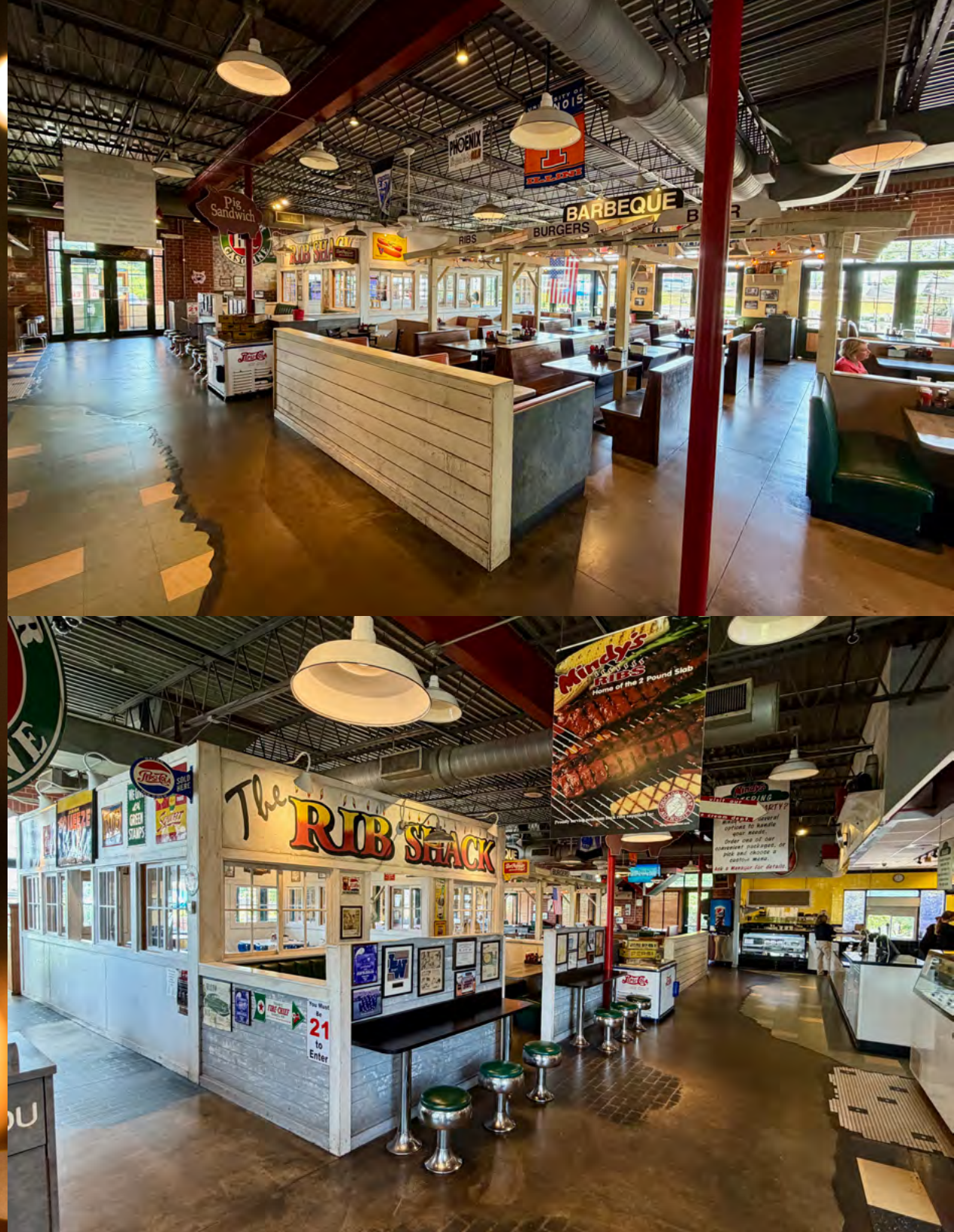
151,382
POPULATION

\$152,015
HOUSEHOLD INCOME

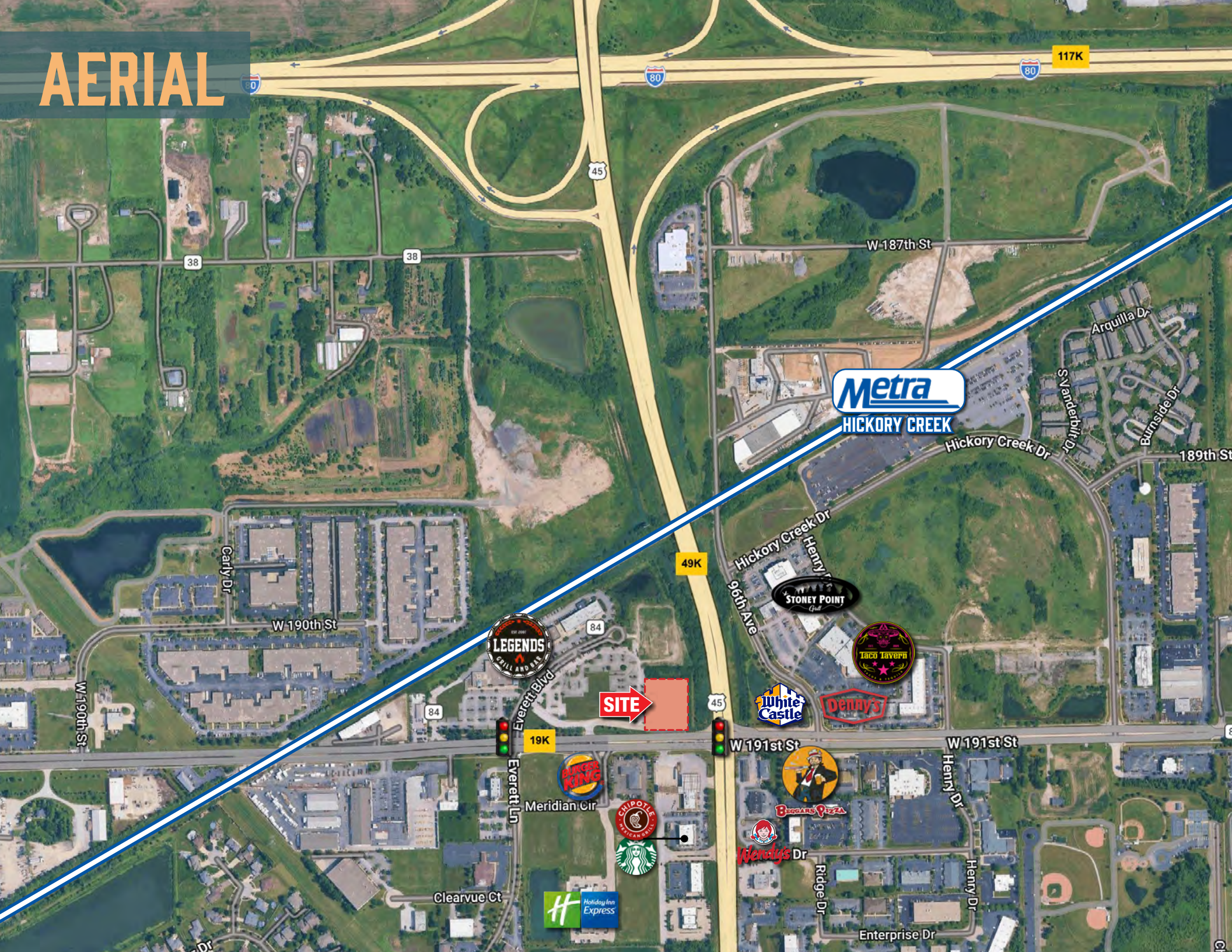
56,396
EMPLOYEES

HIGHLIGHTS

- Freestanding, 6,000 SF restaurant building with massive outdoor patio and existing drive-thru operation
 - High-profile 1.5 acre corner site with approximately 70,000 vehicles per day at the intersection
 - Situated just south of a full-interchange with Interstate 80 which carries 117,116 vehicles per day
 - Restaurant is net-leased through December 1, 2029 with over \$200,000 in net income and 2% annual increases
 - Existing video poker in-place which generates \$120,000 in annual profit
 - Low Will County taxes (\$5.65 psf)
 - All FF&E available and negotiable
-



AERIAL



Metra
HICKORY CREEK

LEGENDS
EST. 2001
CAFE AND BAR

SITE

BURGER KING

CHIPOTLE
MEXICAN GRILL

Holiday Inn Express

STONEY POINT
Club

TACO TAVERNE

White Castle

Denny's

Big Boy's Pizza

Wendy's

Ride Dr

Enterprise Dr

W 191st St

Henry Dr

Henry Dr

Henry Dr

Henry Dr

W 187th St

Arquilla Dr

S Vandeventer Dr

Burnside Dr

189th St

Hickory Creek Dr

Hickory Creek Dr

96th Ave

W 191st St

Everett Blvd

Everett Ln

Clearvue Ct

Carly Dr

W 190th St

W 190th St

38

38

45

80

80

117K

49K

19K

84

84

80

AERIAL



**DRIVE-THRU
WINDOW**

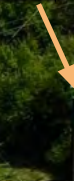


PATIO



LAGRANGE ROAD [48,756 VPD]

POLE SIGN

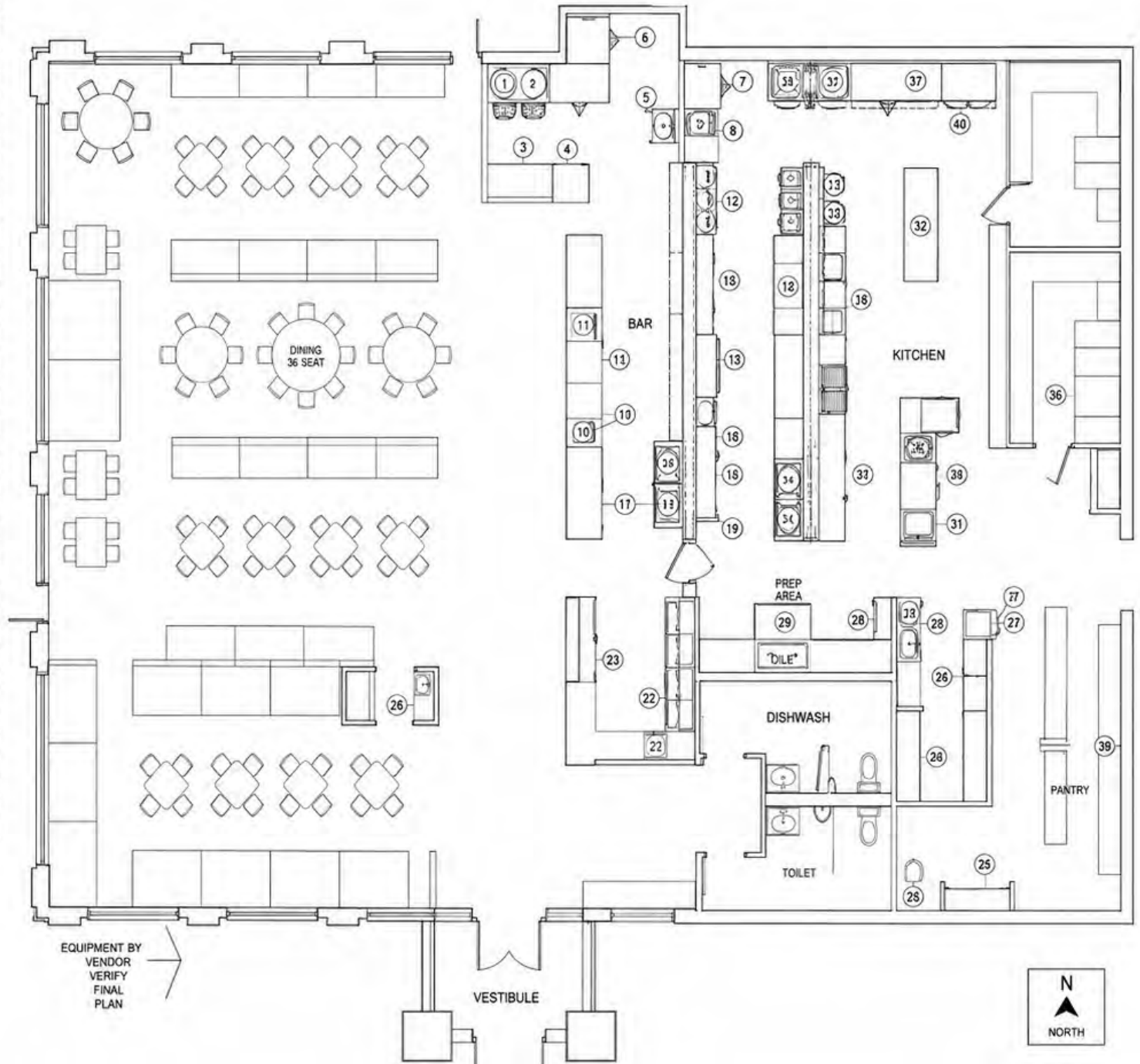


191ST STREET [19,426 VPD]



EQUIPMENT PLAN

ITEM NO.	QTY.	EQUIPMENT NO.	DESCRIPTION
1	1		3-COMPT SINK
2	1		ICE MACHINE W/ BIN
3	1		UNDERCOUNTER REFRIGERATOR
4	1		PREP TABLE
5	1		HAND SINK
6	1		2-DOOR REACH-IN REFRIGERATOR
7	1		COFFEE BREWER
8	1		COFFEE GRINDER
9	1		BEVERAGE DISPENSER
10	1		POS TERMINAL
11	1		BAR ICE BIN
12	1		BOTTLE COOLER
13	1		UNDERCOUNTER REFRIGERATOR
14	1		GLASS RACK CABINET
15	1		SPEED RACK
16	1		BACK BAR SHELVE
17	1		UNDERCOUNTER FREEZER
18	1		LIQUOR DISPLAY SHELVE
19	1		DRAFT TOWER
20	1		DISHWASHER
21	1		SOILED DISHTABLE
22	1		CLEAN DISHTABLE
23	1		SHELVE
24	1		JANITOR SINK
25	1		MOP & BROOM HOLDER
26	2		HAND SINK
27	1		PREP SINK
28	1		MICROWAVE
29	1		SANDWICH / SALAD PREP TABLE
30	1		REACH-IN REFRIGERATOR
31	1		REACH-IN FREEZER
32	1		WORK TABLE
33	1		RANGE W/ OVEN
34	1		CHARBROILER
35	1		DEEP FRYER
36	1		VENTLESS HOOD
37	1		HEATED HOLDING CABINET
38	1		PASS THRU SHELF
39	1		PLATE SHELF
40	1		EXPO WINDOW SHELF





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