

RESTAURANT/RETAIL SPACE FOR LEASE | 1504 MINER STREET

EXECUTIVE SUMMARY



Offering Summary

Available SF:	1,010 - 4,405 SF
Additional SF (Basement):	960 SF
Asking Rent:	Negotiable
NNN's:	\$8.00 SF
Lot Size:	0.13 Acres
Year Built:	1958
Zoning:	C-5 CBD
Submarket:	O'Hare
Cross Streets:	Minor & Metropolitan
Traffic Count:	16,200 VPD

Property Overview

Opportunity to join a mix of local and national restaurants and retailers in vibrant Downtown Des Plaines, directly across from the Des Plaines Metra Station and just steps from the newly renovated Des Plaines Theater. The former restaurant space features black iron hookup, a walk-in cooler with two (2) new condensing units, brand new 800 amp electrical service, and newly installed HVAC (22 tons). The lease includes three (3) on-site parking spaces in the rear and the potential for outdoor seating for up to 52 patrons. In addition to the proximity to the Metra Station directly across the street, the building is conveniently situated just one (1) mile west of Interstate-294 and approximately seven (7) miles north of O'Hare International Airport. Neighboring retailers include The Des Plaines Theater (renovated 2020), Sugar Bowl, Miner Street Tavern, Bourbon and Brass Speakeasy, Dotombori, Anytime Fitness, Shop & Save Market, Panera Bread, Giordano's, Wing Stop, Tap House Grill, Dunkin Donuts, and Starbucks, among others

Property Highlights

- Prime restaurant/retail space in the heart of an affluent suburban Downtown presenting an opportunity to join a vibrant mix of local and national restaurants and retailers
- Located just steps from the newly renovated (2020) Des Plaines Theater and directly across the street from the Des Plaines Metra Station
- The space features black iron hookup, a walk-in cooler with two (2) new condensing units, brand new 800 amp electrical service, and newly installed HVAC (22 tons).
- Up to Three (3) dedicated parking spaces in the rear included with the lease

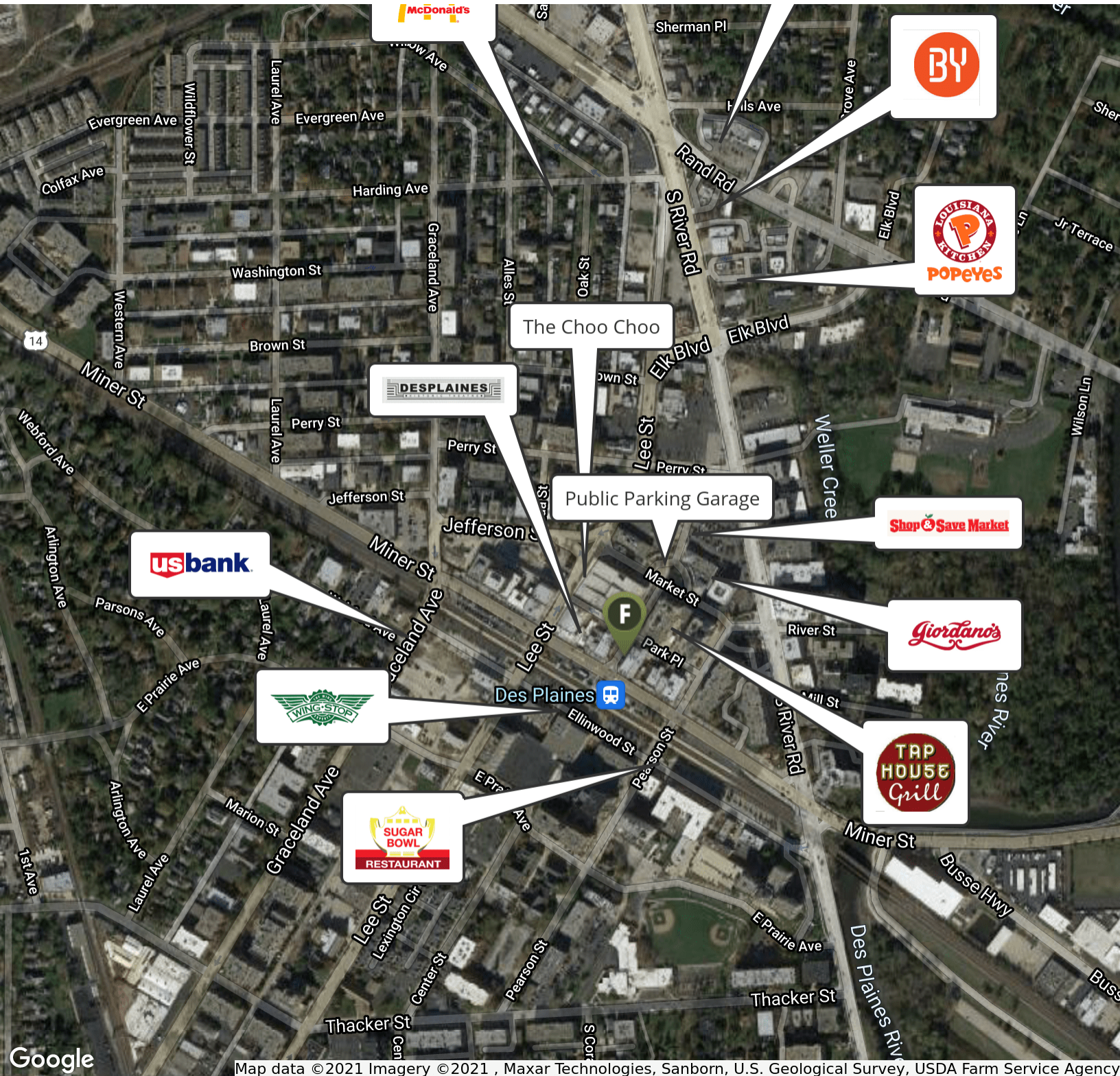
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

RESTAURANT/RETAIL SPACE FOR LEASE | 1504 MINER STREET

RETAILER MAP



Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Matthew Tarshis
Principal

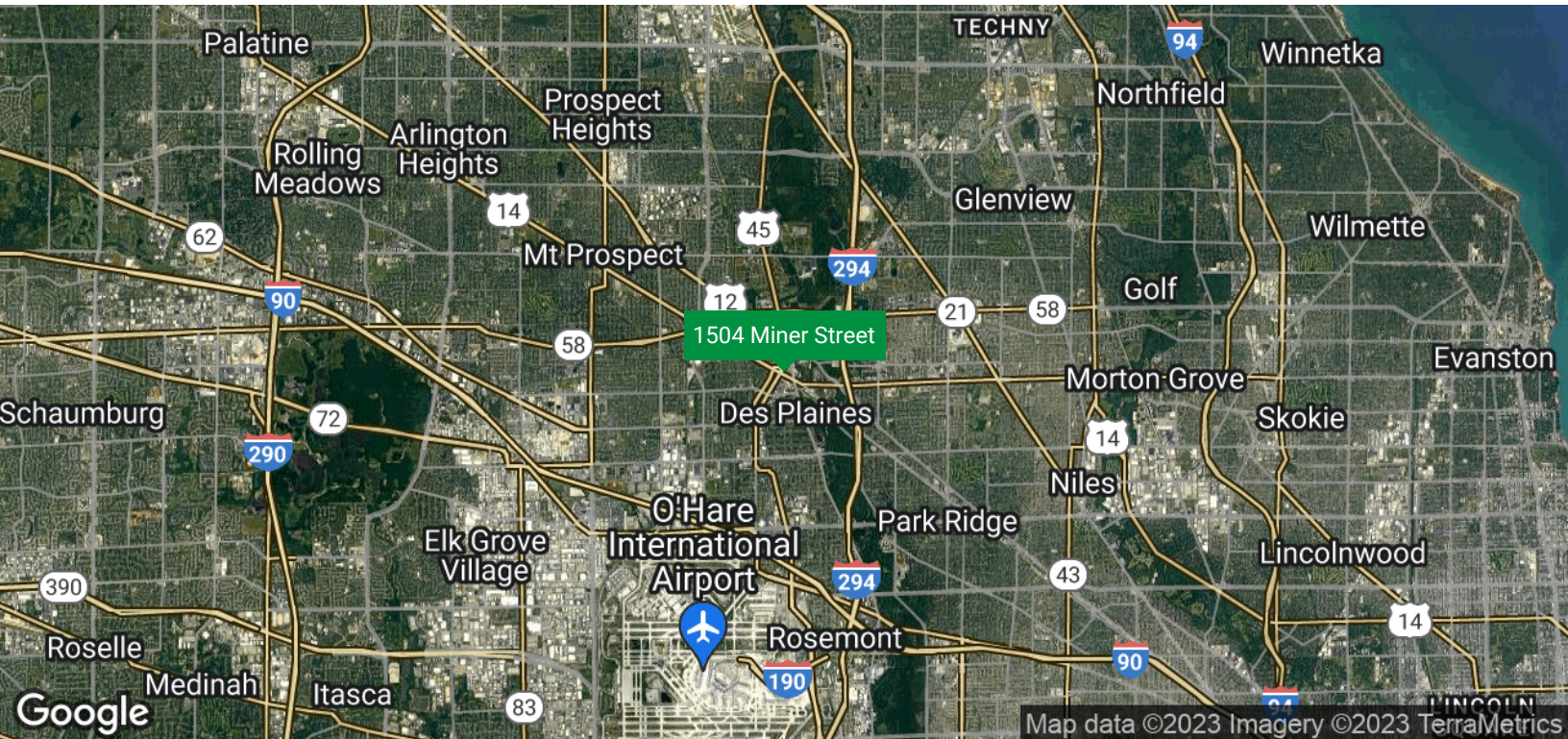
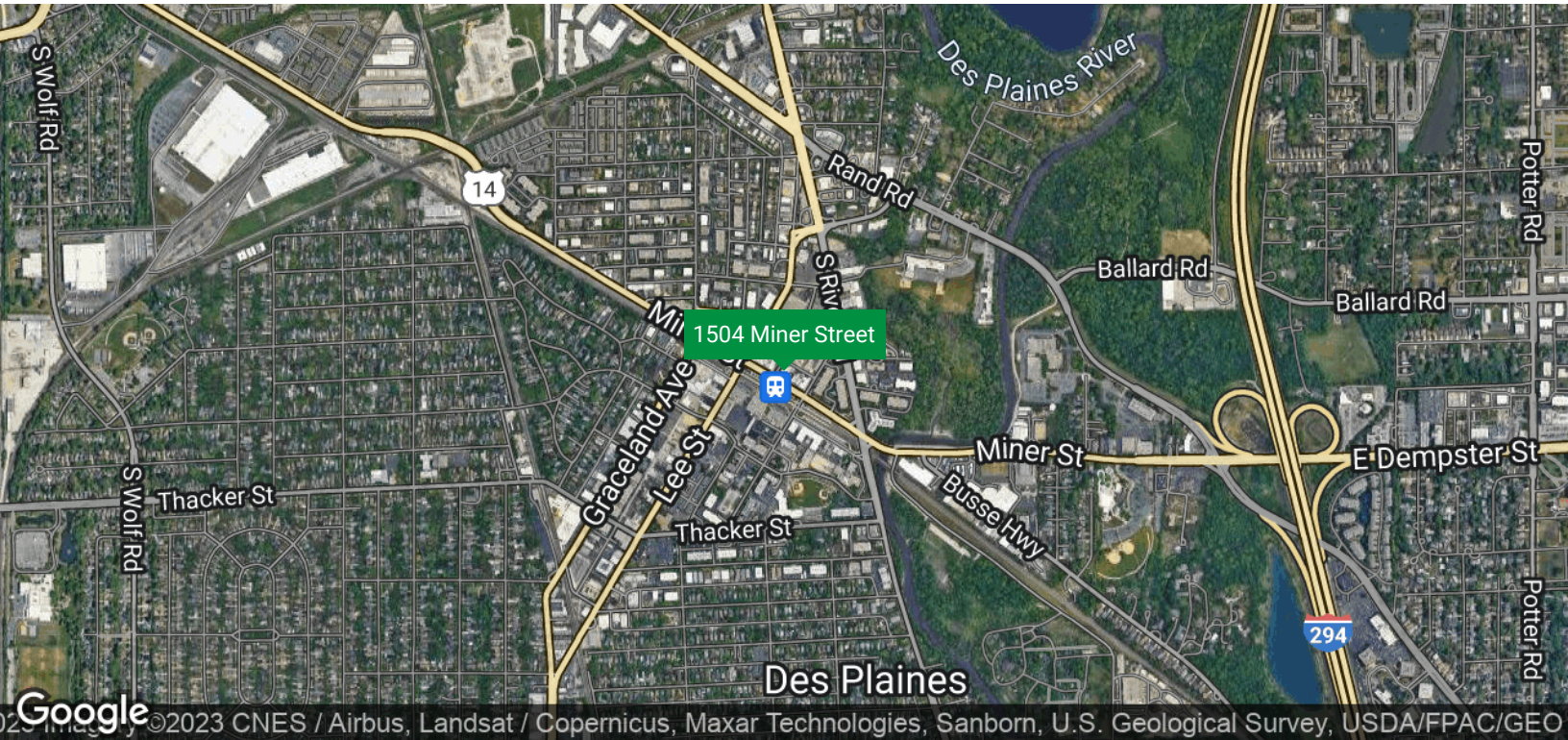
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

RESTAURANT/RETAIL SPACE FOR LEASE | 1504 MINER STREET

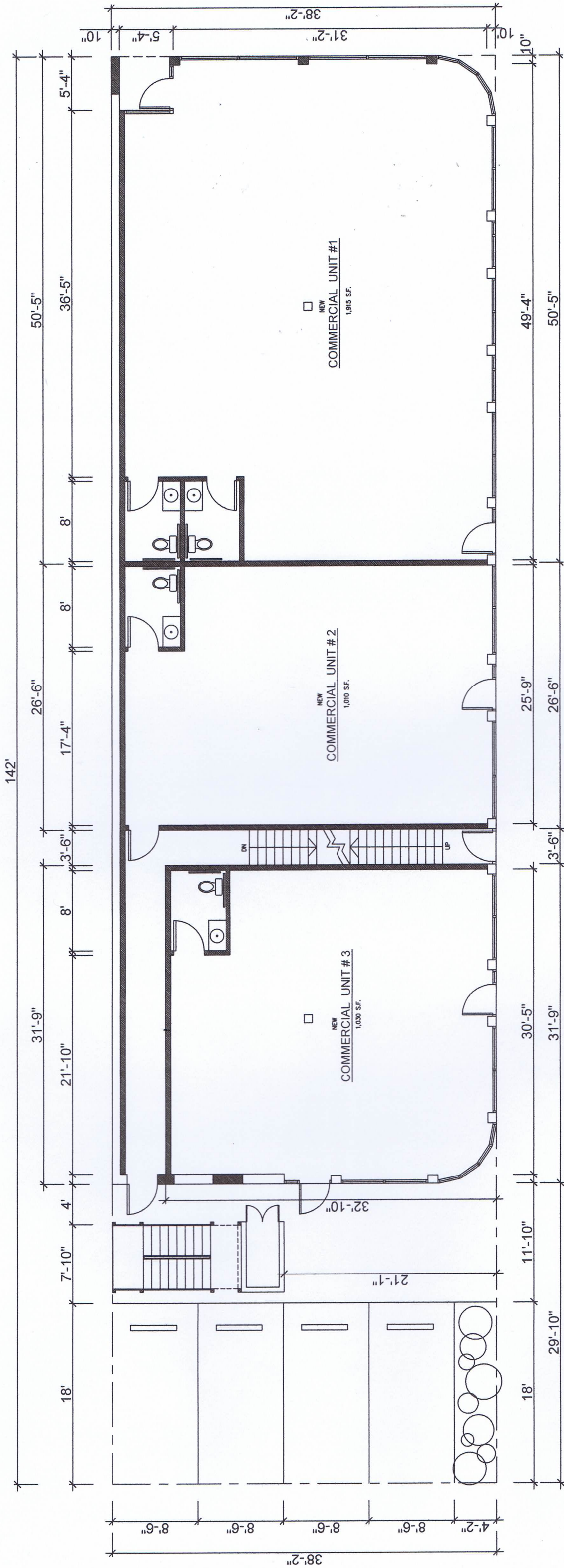
LOCATION MAP



Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

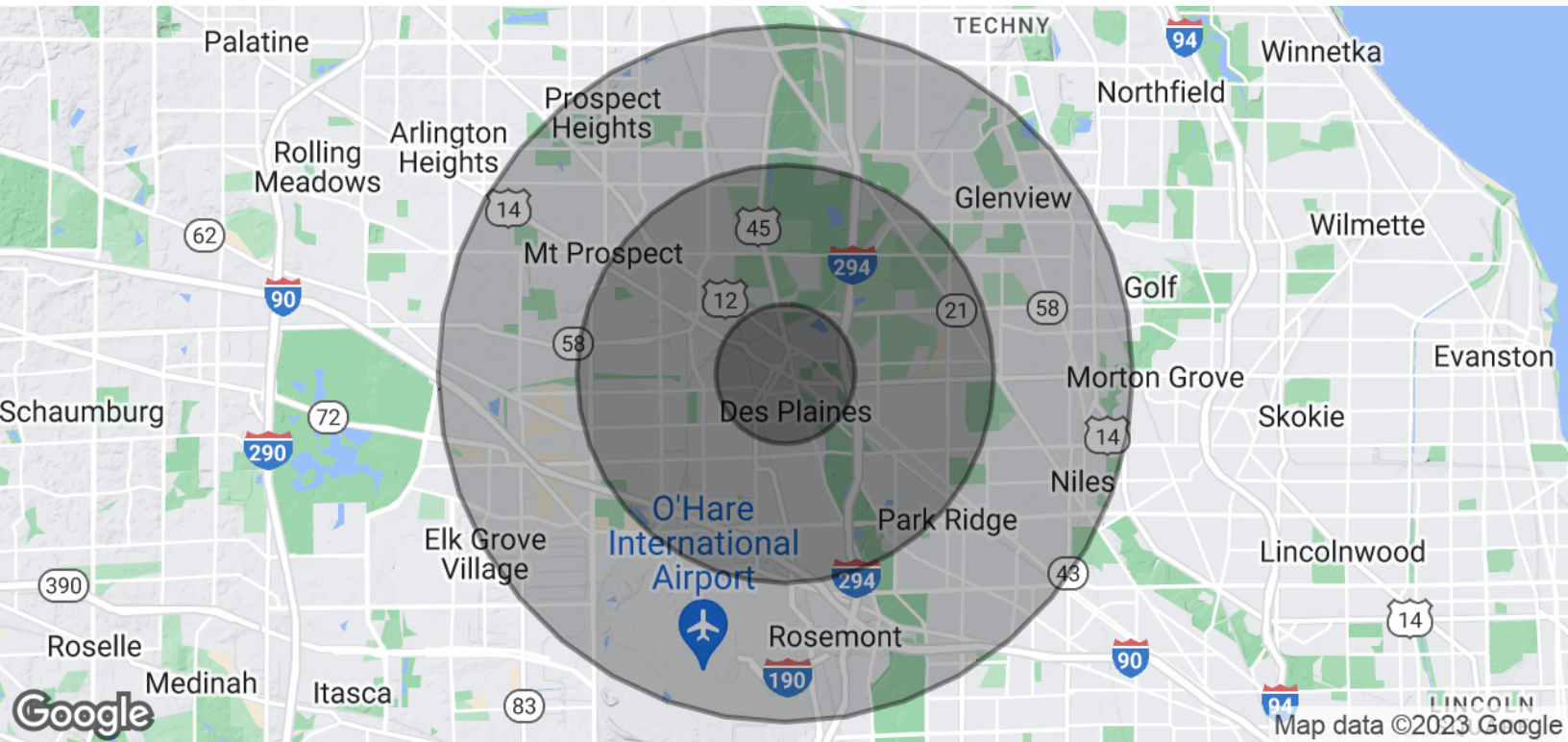


PROPOSED GROUND FLOOR PLAN

KEY: ■ NEW WALLS □ EXISTING WALLS

RESTAURANT/RETAIL SPACE FOR LEASE | 1504 MINER STREET

DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	20,977	124,367	302,143
Average age	41.9	40.1	40.9
Average age (Male)	37.8	38.0	39.3
Average age (Female)	45.2	41.7	42.2

Households & Income	1 Mile	3 Miles	5 Miles
Total households	9,585	47,247	114,626
# of persons per HH	2.2	2.6	2.6
Average HH income	\$65,687	\$74,076	\$83,521
Average house value	\$308,864	\$315,553	\$365,613

* Demographic data derived from 2020 ACS - US Census

Andrew Rubin
 Executive Vice President
 224.628.4005
 arubin@frontlinerepartners.com

Matthew Tarshis
 Principal
 847.780.8063
 mtarshis@frontlinerepartners.com

Zack Pearlstein
 Senior Vice President
 847.275.6106
 zpearlstein@frontlinerepartners.com

RESTAURANT/RETAIL SPACE FOR LEASE | 1504 MINER STREET

ADDITIONAL PHOTOS



Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com