



4111 Timberlake Dr
Pontoon Beach, IL 62040

For Sale / Lease
4,698 SF
Former Restaurant

Property Features

- 4,698 SF stand alone, former restaurant building
- Situated on ±1.3 acres with 80 parking spaces
- Large pylon sign on-site
- Zoned B-2 General Business, drive-thru permitted
- Convenient access to I-270
- Immediately adjacent to Gateway TradePort, a 7.5M SF industrial park, and in close proximity to Amazon, World Wide Technology, Procter & Gamble, Dial and many more businesses
- Three limited-service hotels neighboring the site
- Strong daytime population of 1,400 in a 1-mile radius

Lease Rate / Sale Price:

\$7,500 per month, NNN / \$850,000



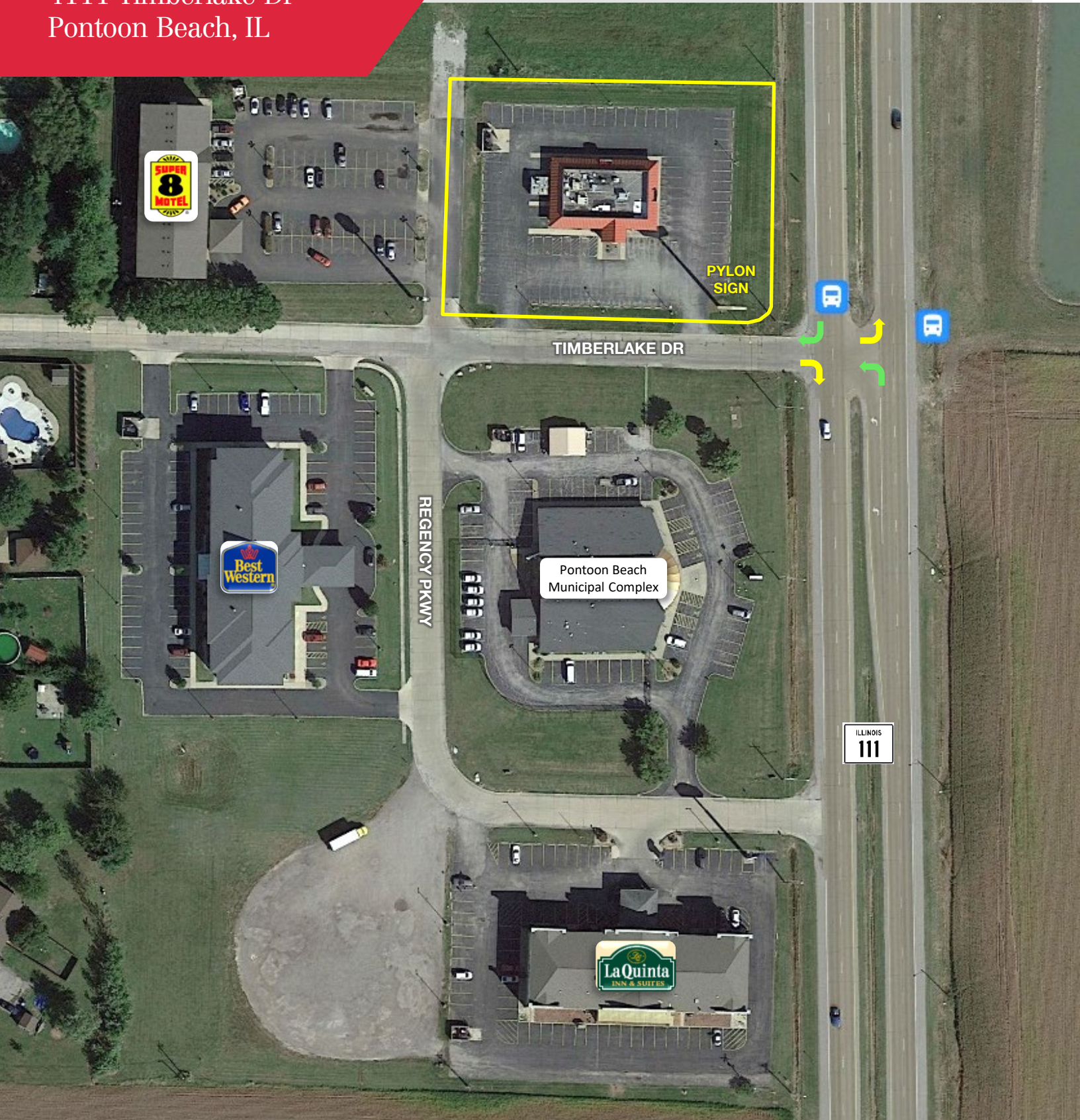
For more information:

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Aerial View

4111 Timberlake Dr
Pontoon Beach, IL



Aerial View

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Demographics	1 Mile	3 Miles	5 Miles
Population	2,378	22,150	46,289
Households	965	9,371	19,336
Daytime Pop	1,407	13,364	30,579
Avg HH Income	\$68,710	\$73,845	\$76,827

