

SOUTH HOLLAND RESTAURANT SITE

16136 S PARK AVE, SOUTH HOLLAND, IL 60473

LM
Lagestee-Mulder
Commercial Real Estate

RESTAURANT CONVERSION OPPORTUNITY



PROPERTY HIGHLIGHTS

- Freestanding retail building poised for conversion into a charming restaurant in the heart of downtown South Holland
- Surrounded by successful eateries and businesses
- Strategically positioned near the upcoming Family Athletic Center, an impressive 18,750 SF athletic & community center
- Architectural design concept plans for restaurant conversion available
- Village will partner with new owner in the development of a parking area to the rear of the building



SALE PRICE

NEGOTIABLE

OFFERING SUMMARY

Building Size: 6,391 SF

Lot Size: 0.26 Acres

Parcels: 29-15-307-049-0000
29-15-307-024-0000

Real Estate Taxes: May be eligible for Class 8 assessment reduction

County: Cook

MARTHA WINTER

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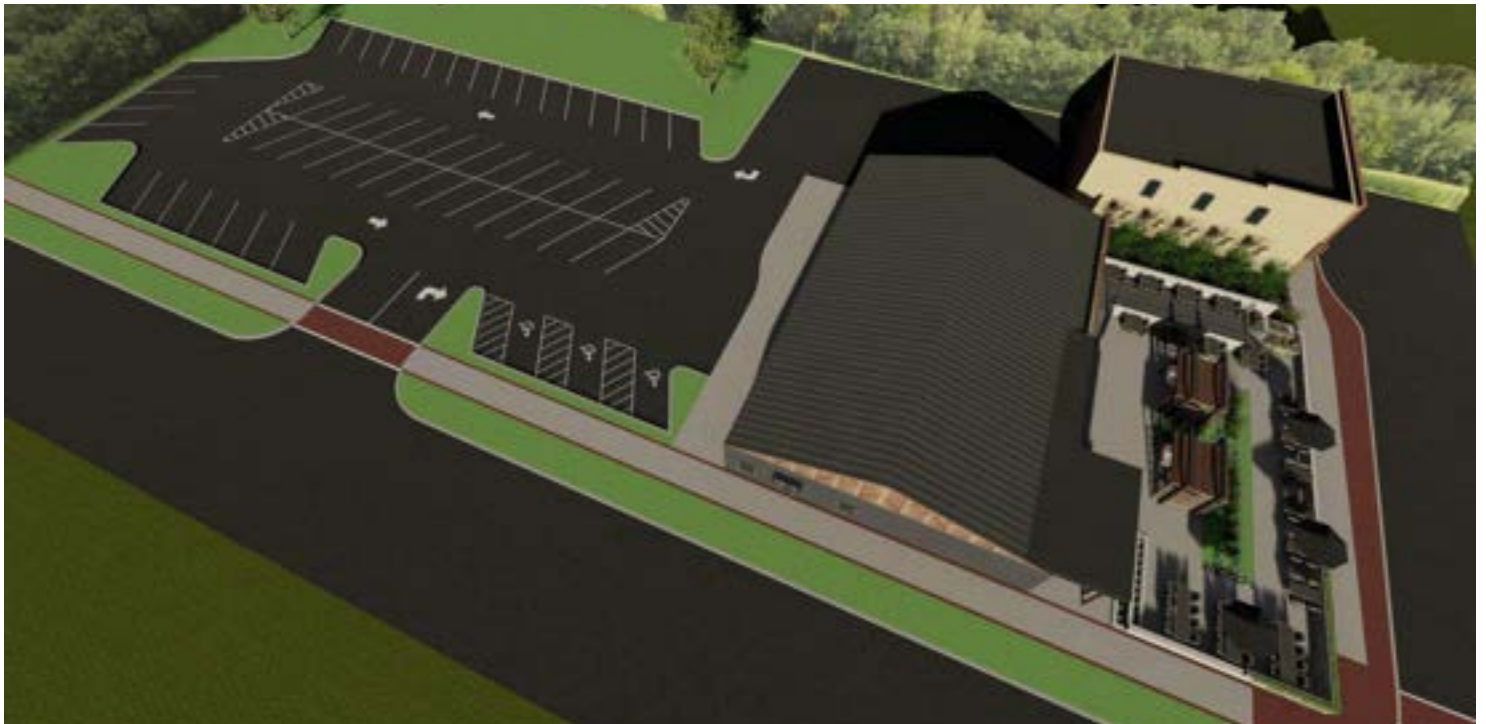
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RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Presenting an exceptional opportunity to invest in a freestanding retail building poised for conversion into a charming restaurant in the heart of downtown South Holland. This property is part of the Village's vision for revitalization and includes architectural concept plans that showcase a modern, craftsman-style restaurant complete with a welcoming outdoor dining area. Situated within a picturesque downtown atmosphere, this property is surrounded by successful eateries and businesses, enhancing its appeal.

Strategically positioned near the upcoming Family Athletic Center—an impressive state-of-the-art, 18,750-square-foot facility designed to foster community engagement—this property is positioned to take advantage of South Holland's future growth. (The Village also owns the parcel behind the building and will work with the new property owner to develop a surface parking lot to the rear of the building.)



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SOUTH HOLLAND GROWTH INITIATIVES

Downtown South Holland is on the verge of an exciting commercial transformation with the Family Athletic Center positioned to be a cornerstone of this growth. Spanning an impressive 18,750 square feet, this state-of-the-art facility will cater to the recreational and fitness needs of youth as well as adults and will also serve as a hub for community engagement and social interaction.

The center will feature a versatile main floor with cutting-edge artificial turf, designed to accommodate a wide array of sports activities, including baseball, softball, soccer, flag football, lacrosse and rugby. Beyond traditional sports, the facility will also serve as a venue for special events, including sports camps and movie nights, ensuring there's something for everyone in the community.

The mezzanine level will offer a diverse range of activities, including pickleball, shuffleboard, bocce and bingo, making it an ideal gathering space. The observation decks will feature high-top tables and stadium seating allowing spectators to enjoy the action on the main level. Additionally round tables will be available for casual social gatherings.

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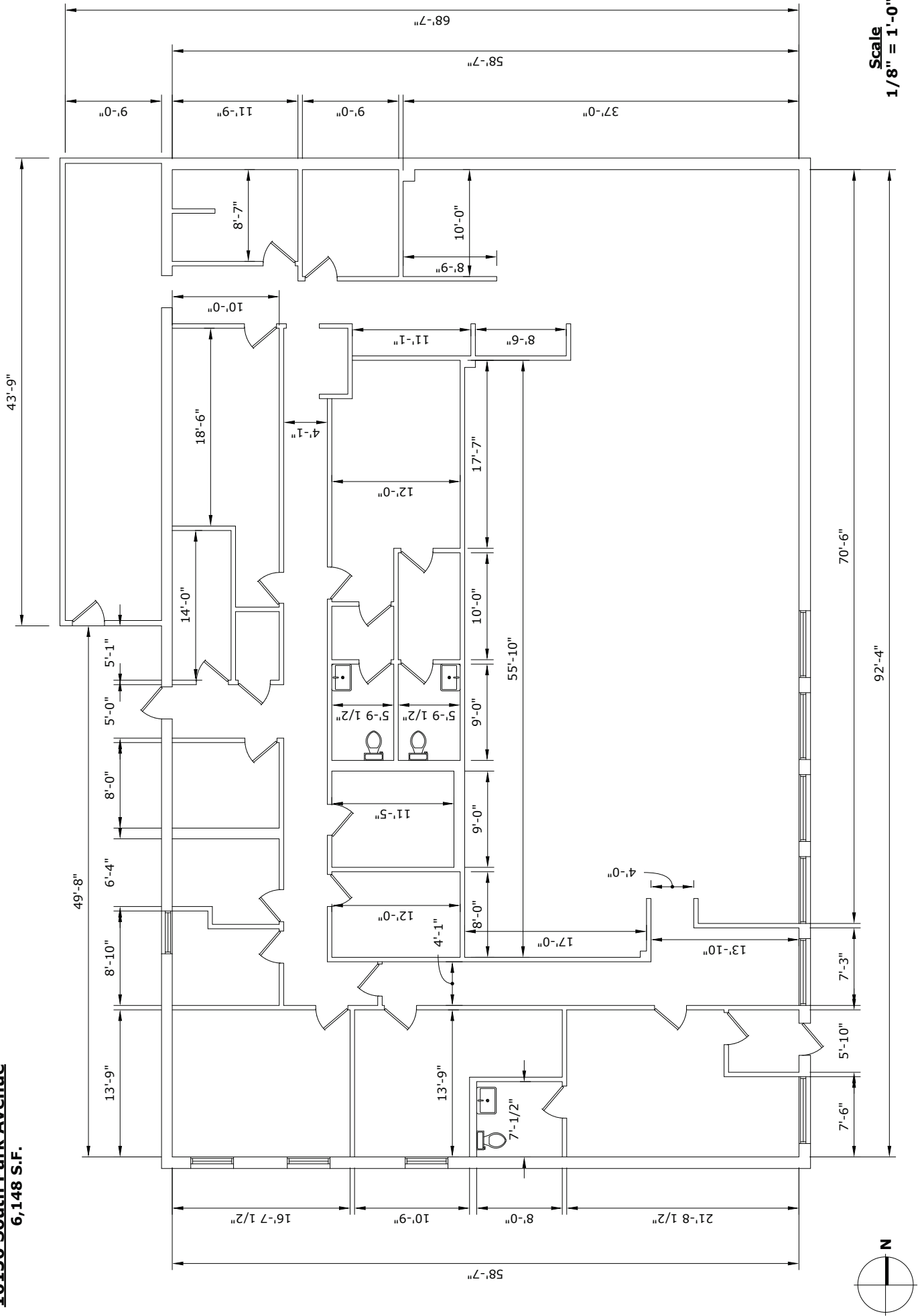
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16136 South Park Avenue
6,148 S.F.



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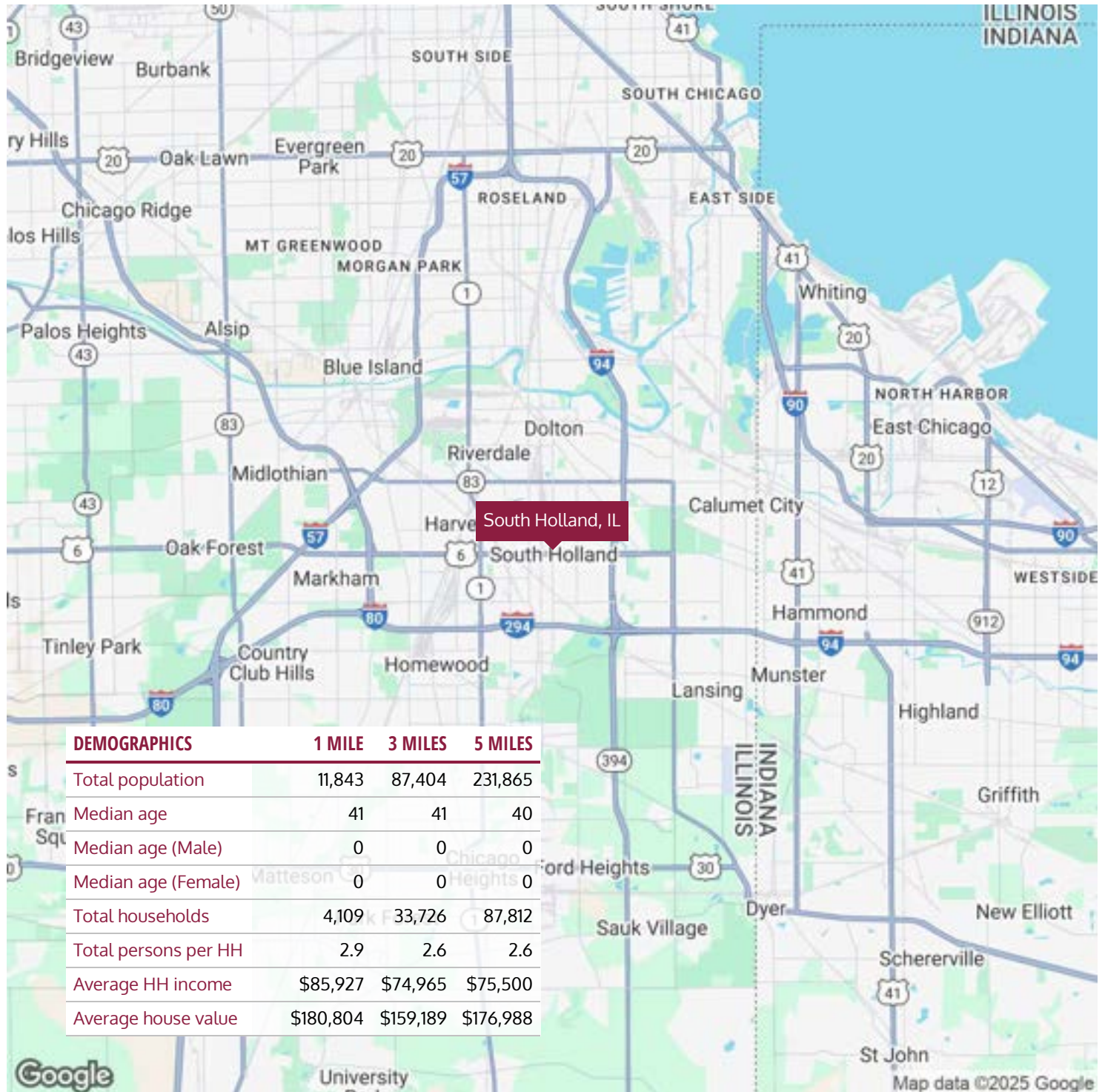
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