

6310 Illinois 53

Woodridge, IL 60517

RESTAURANT FOR LEASE



Note: This is a rendering of conceptual facade updates. Does not represent existing conditions.



john greene Real Estate | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



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OFFERING SUMMARY

Lease Rate:	Subject to Offer
Building Size:	9,950± SF
Patio Size:	1,250± SF
Year Built/Renovated:	2008 / 2014
Zoning:	ORI
Traffic Count:	30,800 VPD IL Route 53

PROPERTY OVERVIEW

A rare opportunity to lease a 9,950± SF restaurant building in the established Main Street at Seven Bridges development. This single-story space is adaptable for a range of restaurant or retail concepts and is divisible down to 2,200± SF. Ownership is willing to consider a build-out to suit.

The property is surrounded by a strong mix of national and local tenants, including Cinemark, Starbucks, Ike & Oak Brewing Company, Legends Grill and Bar, Jam n' Jelly Café, Chef Soon, and Seven Bridges Golf Club. It is ideally positioned to serve a steady and growing customer base that includes area residents, office workers, and visitors.

LOCATION OVERVIEW

Located along Illinois Route 53, the site offers excellent visibility to more than 30,800 vehicles per day and provides quick access to I-88 and I-355. Two Metra stations (Naperville and Lisle) are also easily accessible. Directly north, Pulte Homes is currently developing Rivers Edge — a new community featuring over 180 single-family homes and townhomes — bringing additional demand to the immediate area.

PROPERTY HIGHLIGHTS

- Ownership willing to consider build-out to suit
- Divisible to 2,200± SF
- Prime location within Main Street at Seven Bridges Shopping Center

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The information contained herein is from sources John Greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

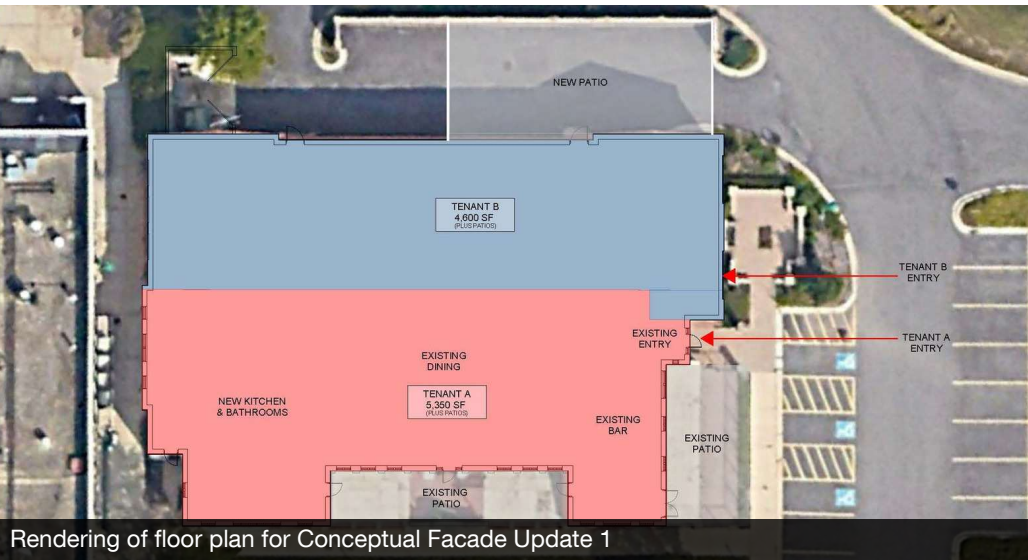
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Rendering of Conceptual Facade Update 1



Rendering of Conceptual Facade Update 1



Rendering of floor plan for Conceptual Facade Update 1

CONCEPTUAL FACADE UPDATE 1

- Two restaurant tenants (North tenant could be converted to retail tenant)
- Tenant A (South Tenant): 5,350± SF plus patios | Restaurant
- Tenant B (North Tenant): 4,600± SF plus patios | Restaurant or Retail
- North tenant enters through their storefront
- South tenant enter through tower

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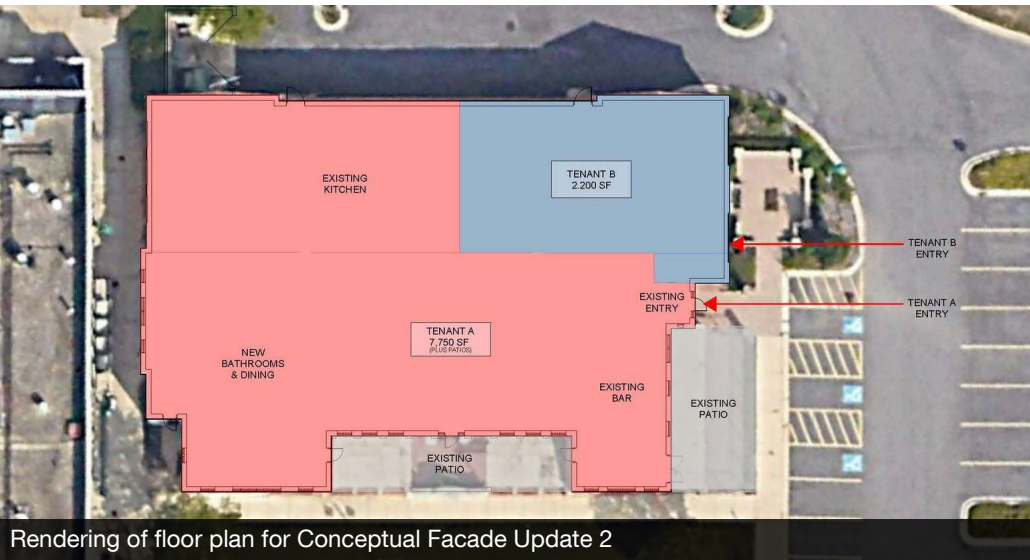
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Rendering of Conceptual Facade Update 2



Rendering of Conceptual Facade Update 2



Rendering of floor plan for Conceptual Facade Update 2

CONCEPTUAL FACADE UPDATE 2

- Two tenants: Restaurant tenant occupying south space and retail tenant occupying north space
- Tenant A (South Tenant): 7,750± SF plus patios | Restaurant
- Tenant B (North Tenant): 2,200± SF | Retail
- North tenant enters through their storefront
- South tenant enter through tower

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Existing building

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