



FREE-STANDING FAST-FOOD RESTAURANT ON HIGH VISIBILITY IRVING PARK RD

123 W IRVING PARK RD

BENSENVILLE, IL

WWW.BENSENVILLE.GOV

FOR SALE

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044





PROPERTY HIGHLIGHTS

- Turn Key QSR - 2,344 SF on +/- 3/4 Acre
- Ideal pad site for national brand!
- New luxury apartment development with appx 142 units within walking distance
- McDonald's located across the street / Burger King adjacent
- Located near Bensenville's large industrial park
- Positioned on a main artery to O'Hare Cargo (operations run 24/7, 365 days a year)
- Main Post Office in Cargo
- Surrounded by 200,000+ employees
- Low Kane County +/- \$14,900 property taxes
- Established well known restaurant - over 50 years

- Liquor/gaming licenses
- Turnkey with minimal alterations
- New HVAC & ductwork; 3-5 ton units on roof
- Seats 62 inside/ patio seats 40
- 35 parking spots

NEAR-BY AREA TENANTS



56 Skokie Valley Road
Highland Park, Illinois 60035

www.MetroCRE.com



METRO
COMMERCIAL REAL ESTATE

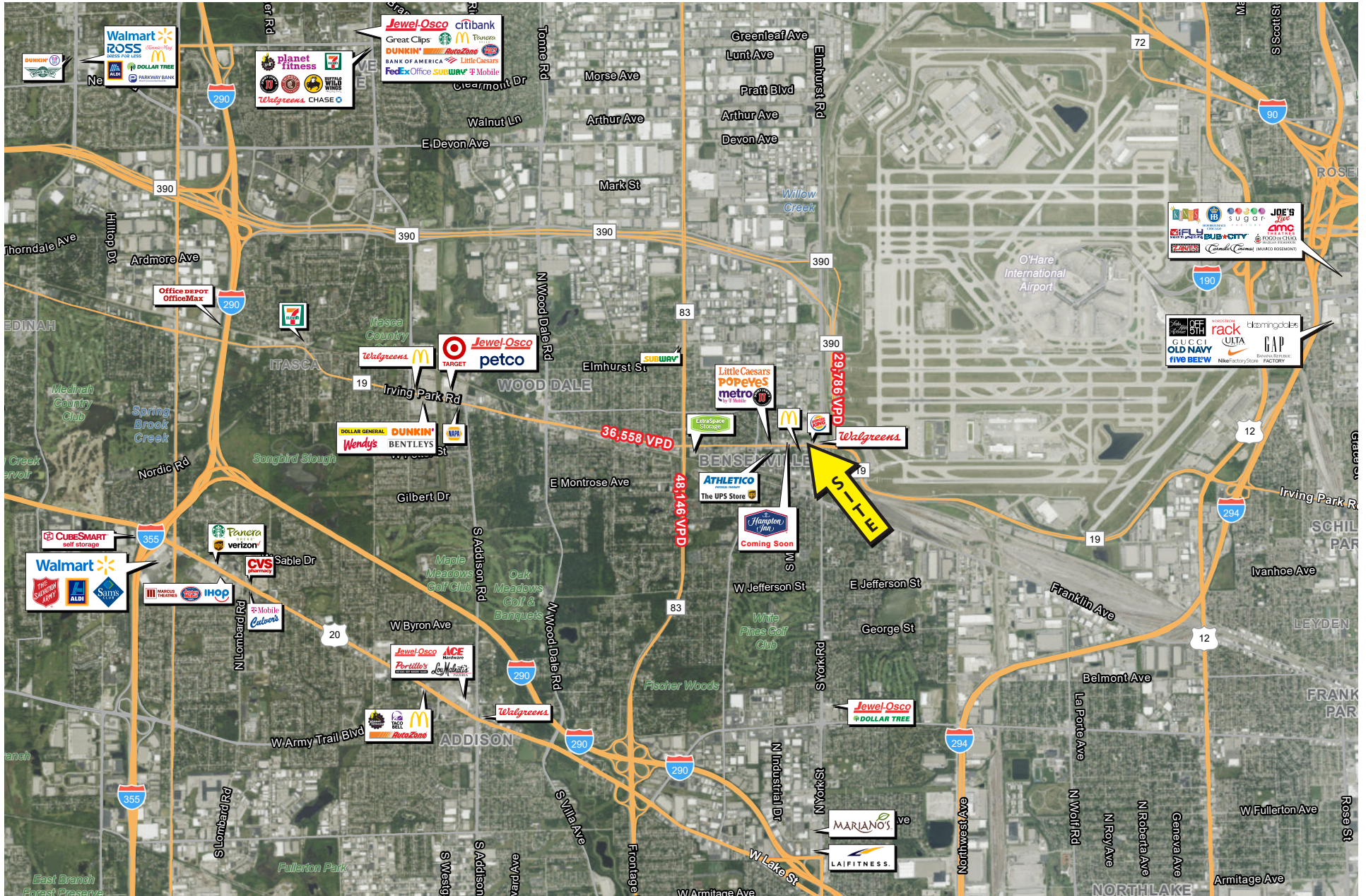
CONTACT
INFORMATION:

RICK SCARDINO
rick@metrocre.com
708.921.1044

123 W IRVING PARK RD

BENSENVILLE, IL

FOR SALE



CONTACT
INFORMATION:

RICK SCARDINO
rick@metrocre.com
708.921.1044

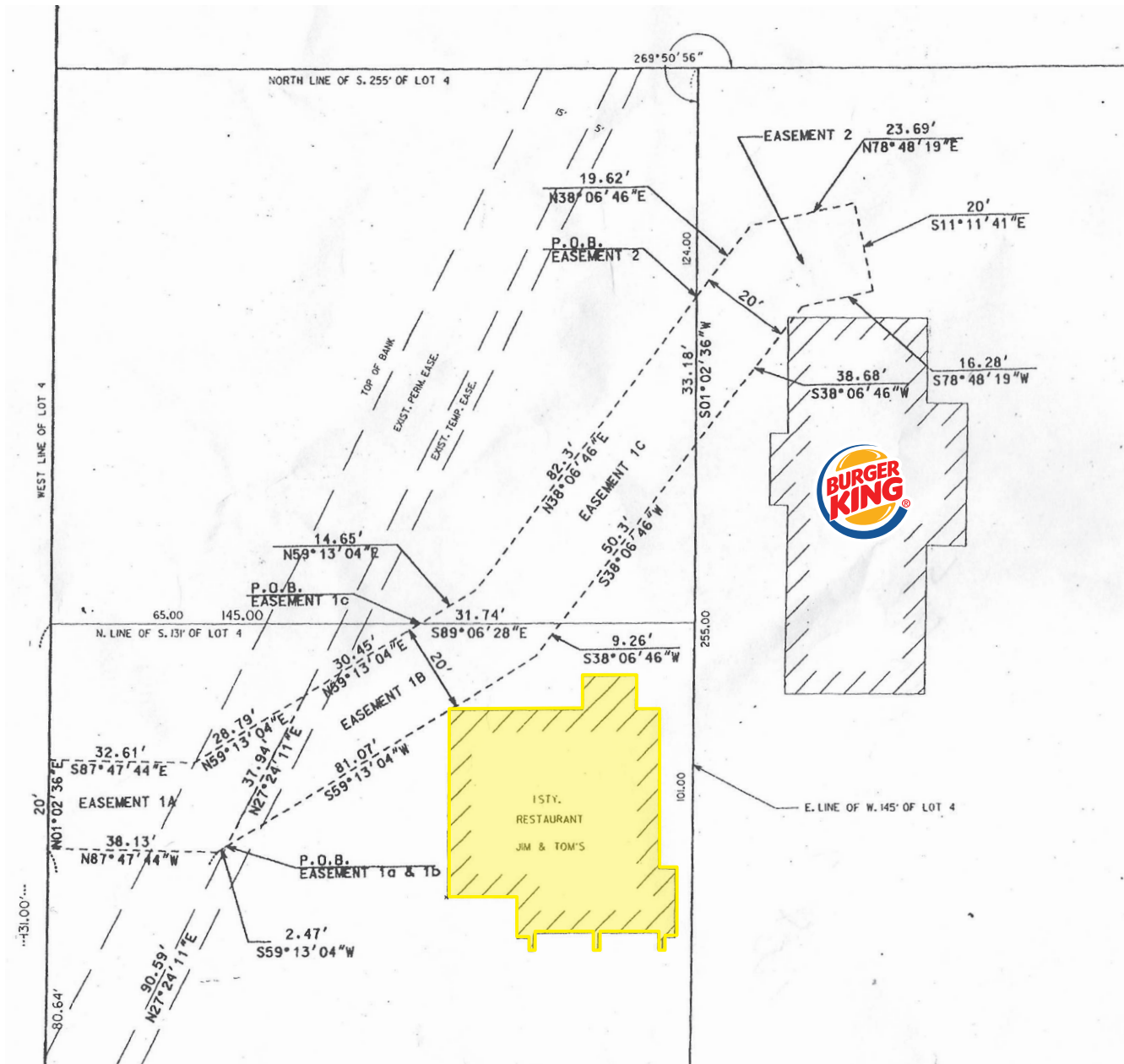
56 Skokie Valley Road
Highland Park, Illinois 60035

www.MetroCRE.com

METRO
COMMERCIAL REAL ESTATE

123 W IRVING PARK RD BENSENVILLE, IL

FOR SALE



CONTACT
INFORMATION:

RICK SCARDINO
rick@metrocre.com
708.921.1044

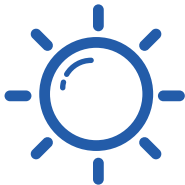
56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com



METRO
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

		1 MILES	3 MILES	5 MILES
	TOTAL POPULATION	10,348	44,671	213,231
	DAYTIME POPULATION	9,523	95,426	328,018
	HOUSE HOLDS	3,448	16,067	78,208
	AVG HH INCOME	\$105,317	\$118,900	\$131,373

[LEARN MORE ABOUT BENSENVILLE: \(CLICK BELOW!\)](#)



LOCATED IN THE THRIVING CITY OF BENSENVILLE, IL
SITUATED JUST 17 MILES NORTHWEST OF CHICAGO, BENSENVILLE IS A DYNAMIC COMMUNITY OFFERING A STRONG MIX OF RESIDENTIAL AND INDUSTRIAL USES.