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RESTAURANT AVAILABLE AT MAIN STREET AT SEVEN BRIDGES WITH SELLER FINANCING

6310 SOUTH ROUTE 53
WOODRIDGE, IL 60517

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PROPERTY INFORMATION 1

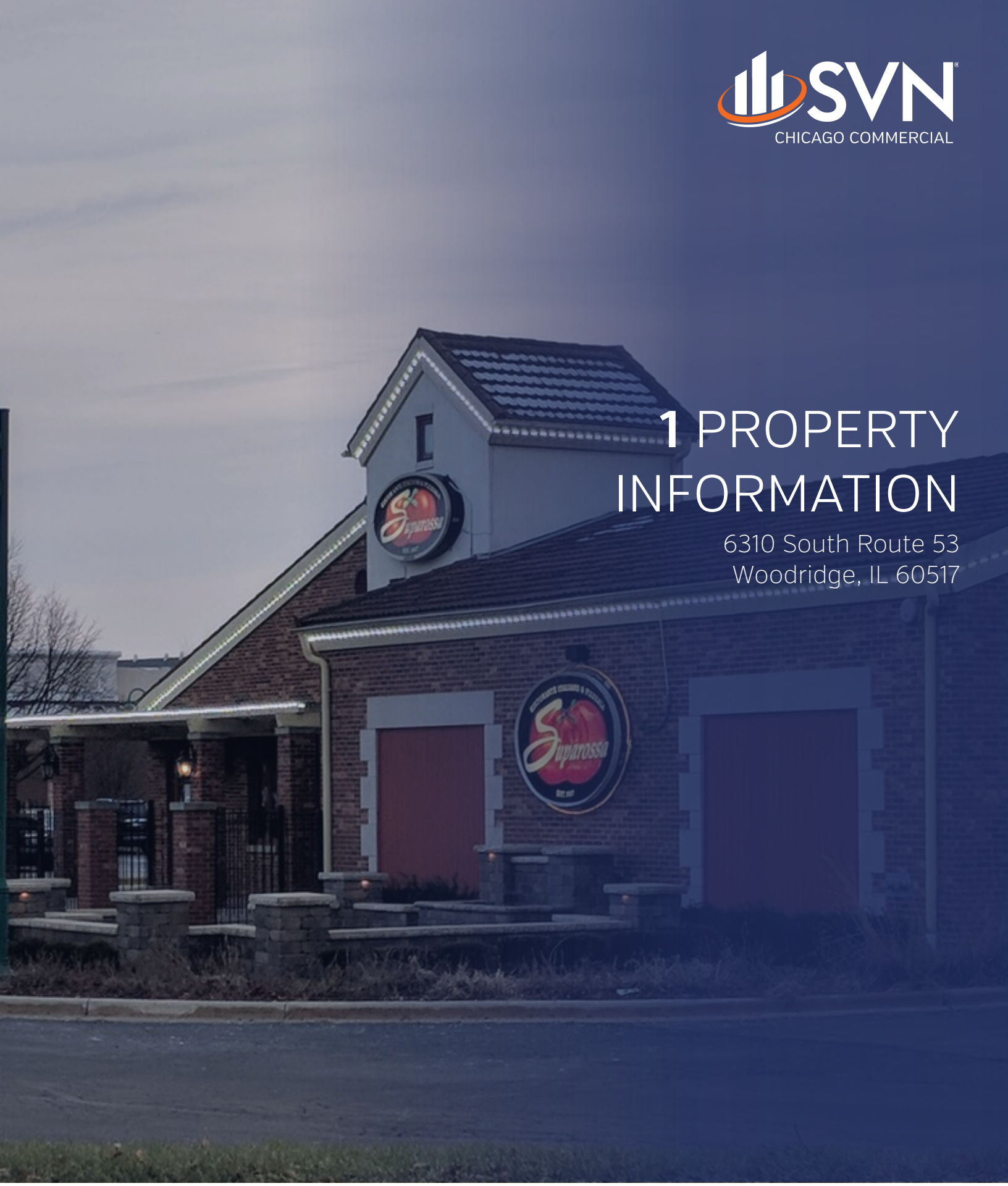
Property Summary
Additional Photos
Additional Photos
Additional Photos

LOCATION INFORMATION 2

Regional Map
Arial Photo
Retailer Map
Floor Plan
Site Plan

DEMOGRAPHICS 3

Demographics Report
Demographics Map
Disclaimer



1 PROPERTY INFORMATION

6310 South Route 53
Woodridge, IL 60517

Property Summary

OFFERING SUMMARY

Sale Price:	$1,990,000.00
Lot Size:	0.38 Acres
Year Built:	2008
Building Size:	11,582 SF
Renovated:	2014
Zoning:	ORI
Market:	West East/West Corridor Submarket

PROPERTY OVERVIEW

SVN is pleased to present a second-generation fully equipped restaurant for sale or lease located at 6310 Main Street at Seven Bridges in Woodridge, Illinois. This 11,582 SF restaurant is turnkey ready for an operator. Seating for 140 in the restaurant, 210 in the banquet area, 41 in the bar, and 52 in the outdoor garden patios. The fully equipped commercial kitchen features two hoods, and multiple ovens including oven hearth pizza oven, grill, fryers, walk-in freezer, and multiple coolers. Value-add with the expansive bar and video gaming area.

PROPERTY HIGHLIGHTS

- 11,582 SF Second Generation Restaurant
- 4,500 SF Fully Equipped Kitchen
- 3 Outdoor Patios
- Seller Financing Available
- Potential Drive-Thru
- Occupancy for 440 (Banquet area, Restaurant, Bar, Patio)
- Video Gaming
- High Traffic Area / Great Visibility

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2 LOCATION INFORMATION

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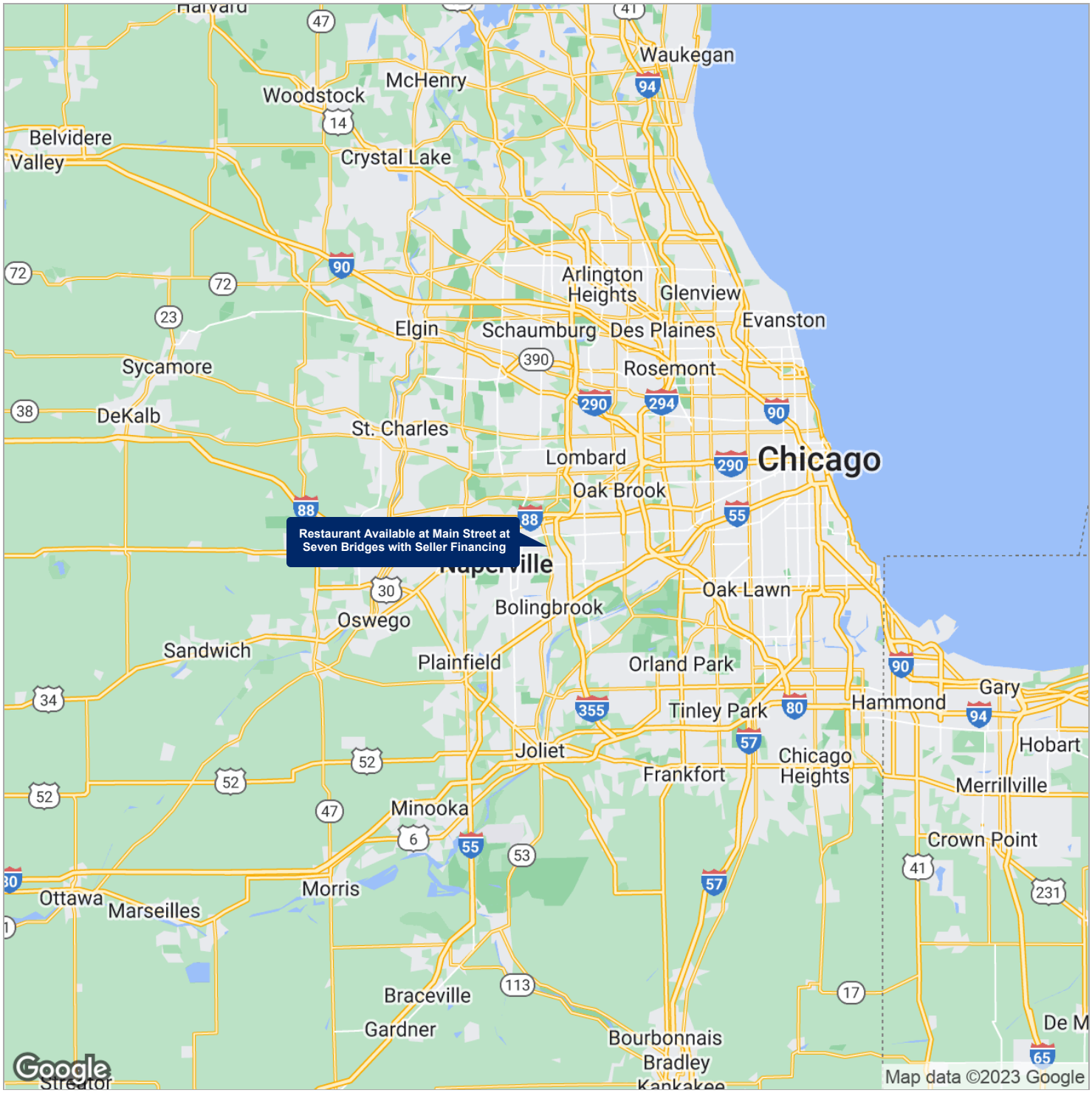
Regional Map



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Arial Photo

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Retailer Map

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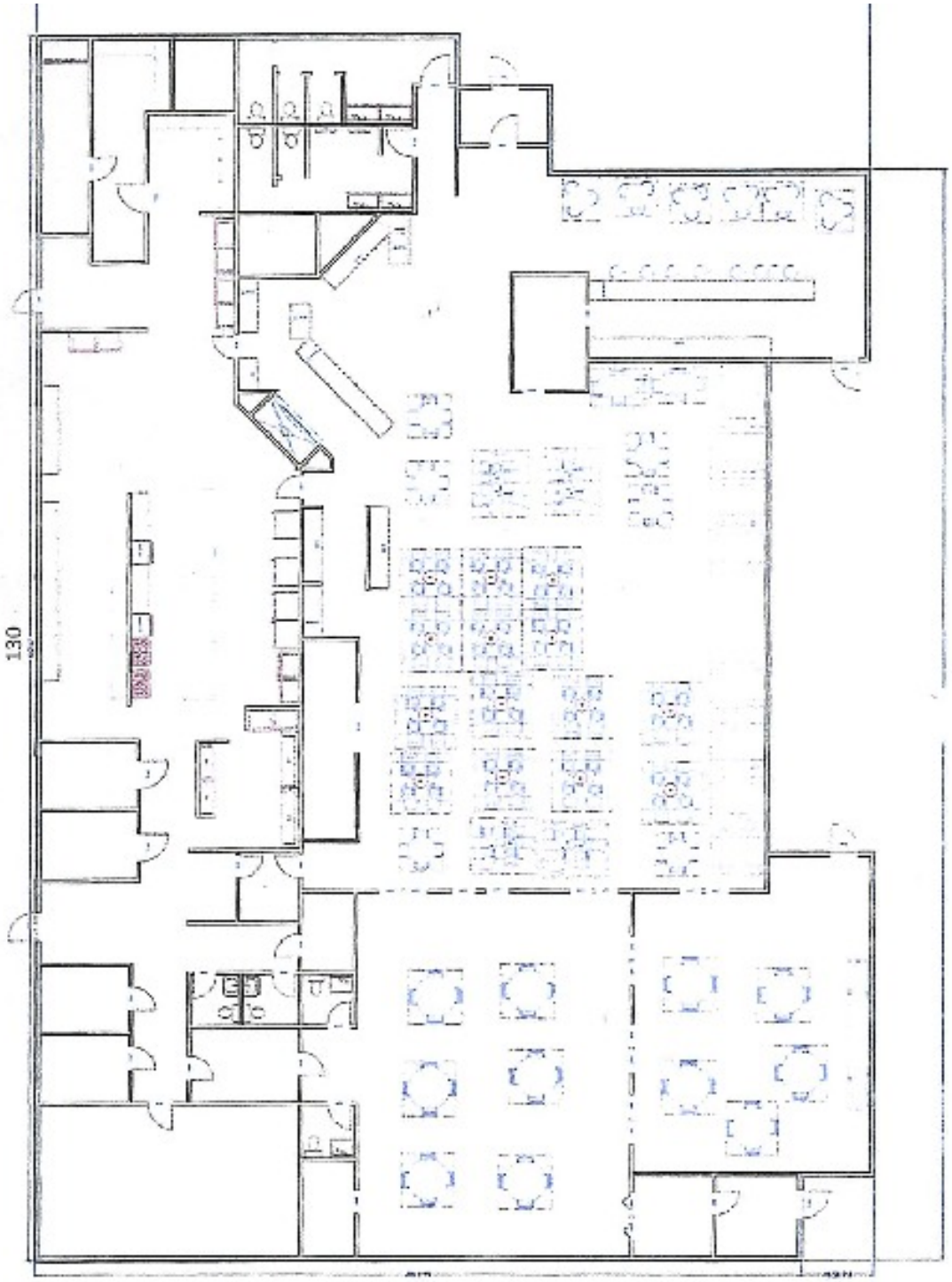
Floor Plan



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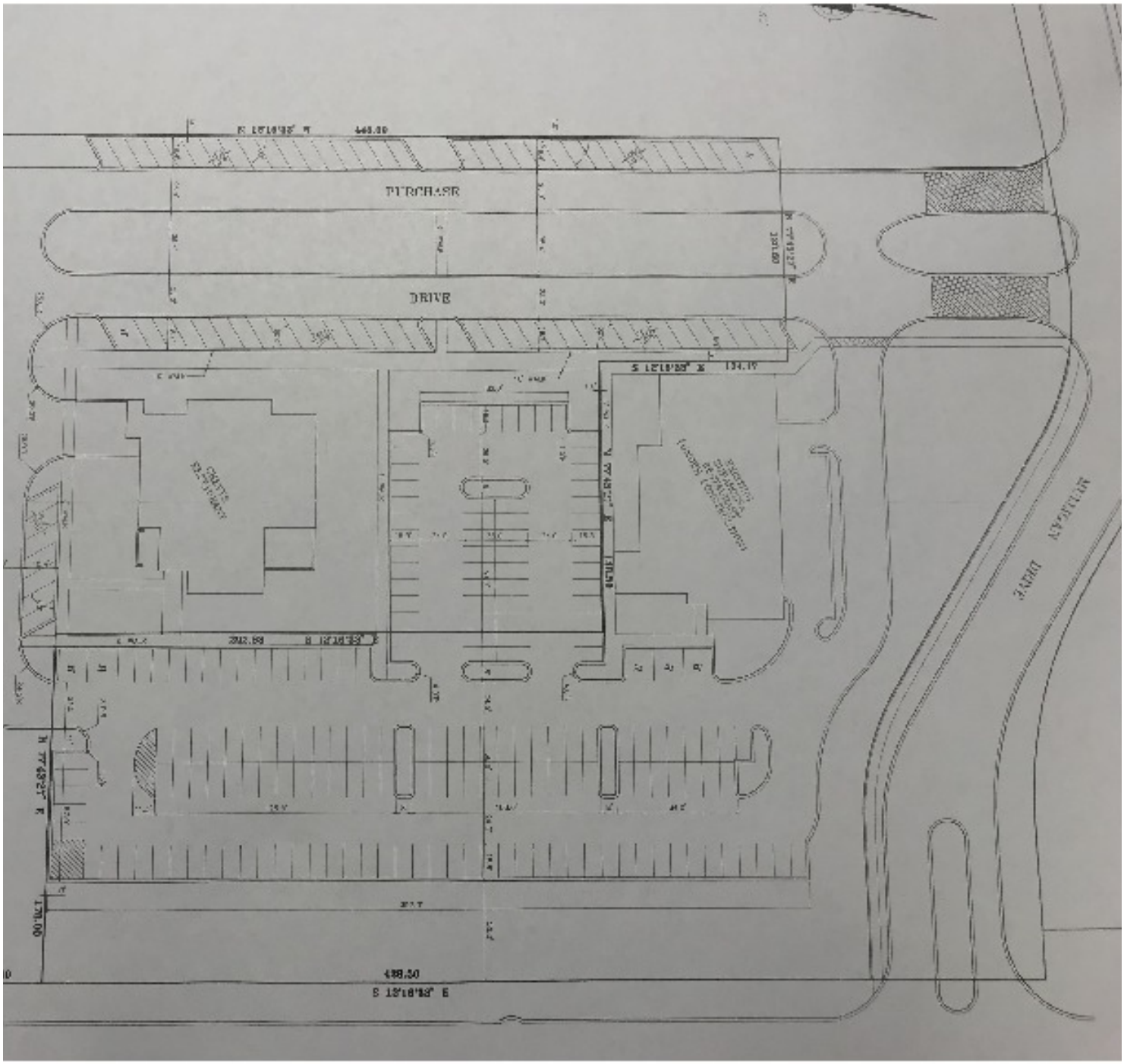
Site Plan



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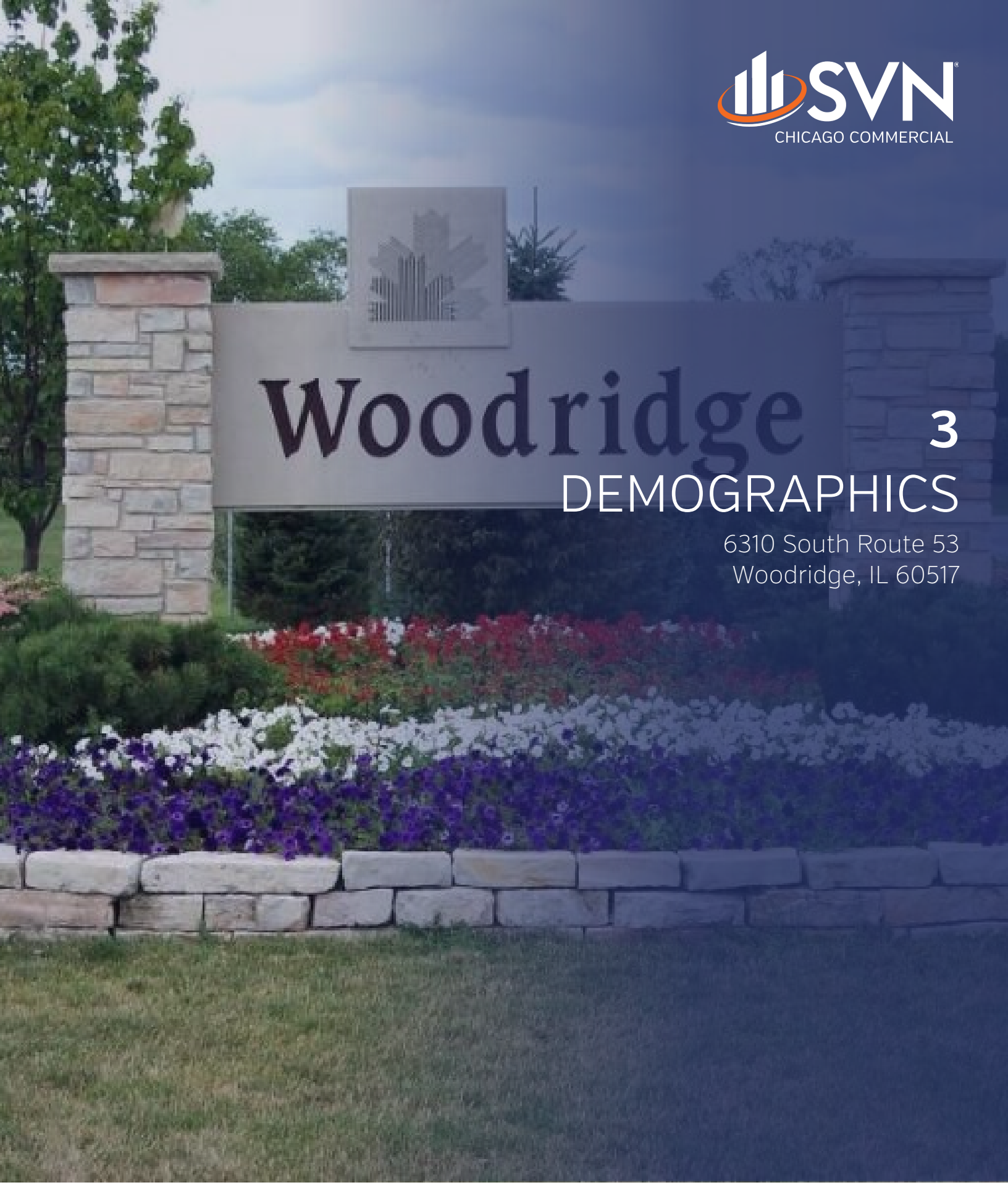

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3
DEMOGRAPHICS

6310 South Route 53
Woodridge, IL 60517

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	10,430	86,058	249,596
Median age	38.7	38.3	38.3
Median age (male)	38.2	37.3	37.4
Median age (female)	39.1	39.1	38.9

	1 MILE	3 MILES	5 MILES
Total households	4,479	34,781	93,710
Total persons per HH	2.3	2.5	2.7
Average HH income	$106,917	$96,585	$106,023
Average house value	$270,691	$331,062	$386,246

** Demographic data derived from 2020 ACS - US Census*

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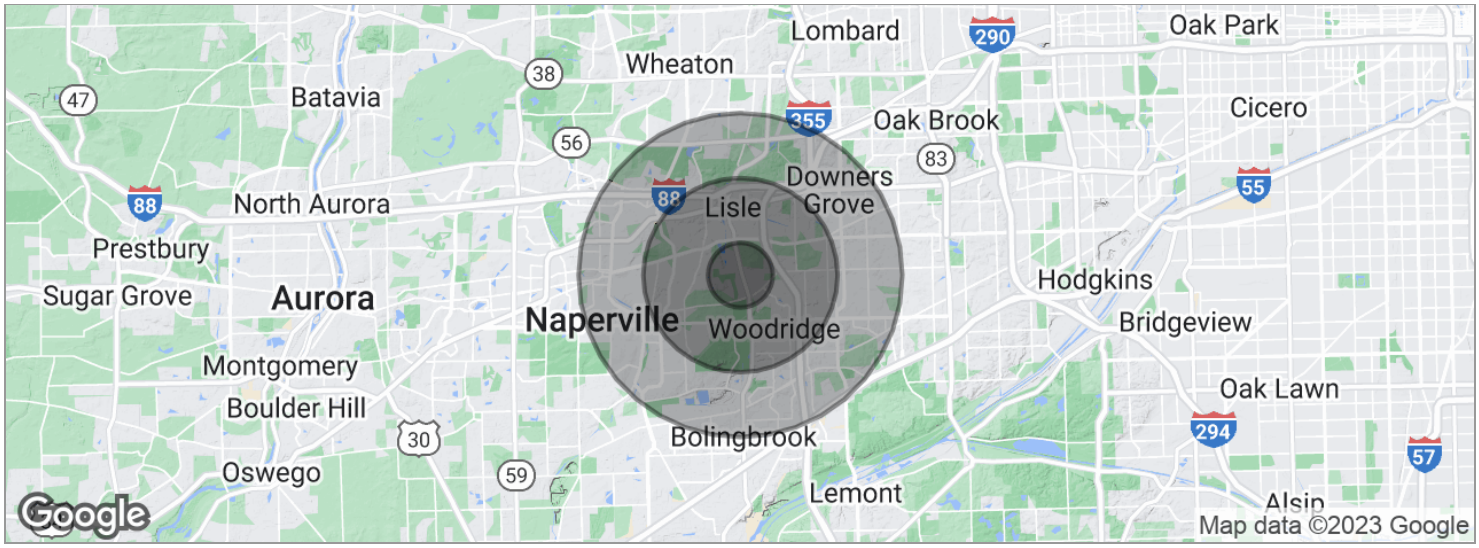

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