



# PROMINENT NORTH SHORE RESTAURANT FOR SALE

CONFIDENTIAL

HIGHLAND PARK, IL 60035

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# Property Description



## PROPERTY OVERVIEW

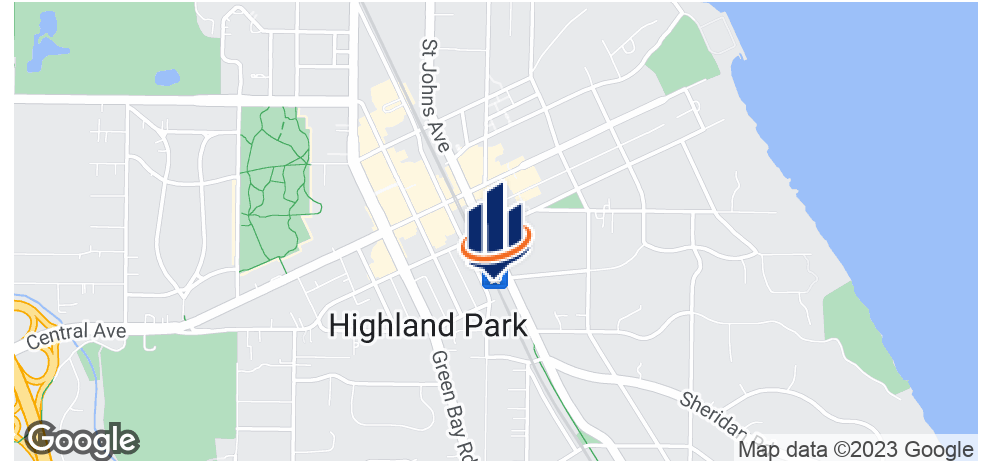
Rare opportunity to obtain one of the longest standing, most successful and well known restaurant locations that has been a North Shore favorite for almost 30 years. Casual dining area with an attractive hardwood bar with seating for 10. Separate carry out window already in place to offer tremendous potential to grow an already established take out as well as delivery business to the surrounding suburbs. Located in a strip center with plenty of parking. Surrounded by a vast residential population and on one of the most highly traveled roads in the northern suburbs.

## LOCATION OVERVIEW

The North Shore consists of many affluent suburbs north of Chicago that border the shores of Lake Michigan. These communities fall within suburban Cook and Lake County and are known to be some of the most affluent and highly educated areas in the United States. Home to Ravinia Festival, the oldest outdoor music festival in the country that sits on 36 acres and attracts roughly 600,000 people to the area every summer for anywhere from 120-150 events. Each individual suburb boasts thriving businesses with continued new development every year. Convenient public transportation with the Metra Train Line running from the city, through the entire North Shore to border of Wisconsin.



# Property Summary



## OFFERING SUMMARY

Sale Price: \$159,500

Building Size: 3,308 SF

Zoning: B1

Market: North Shore

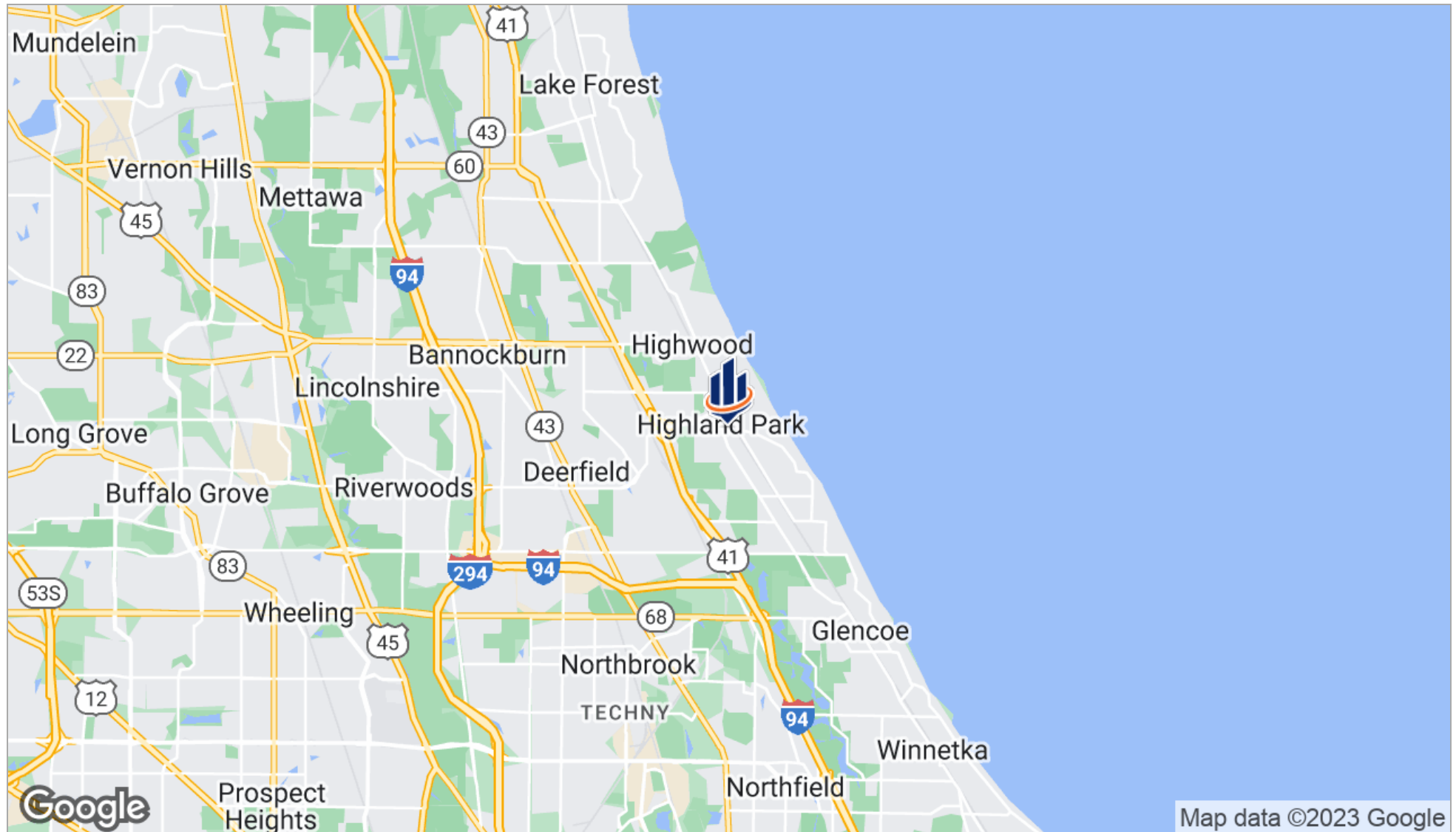
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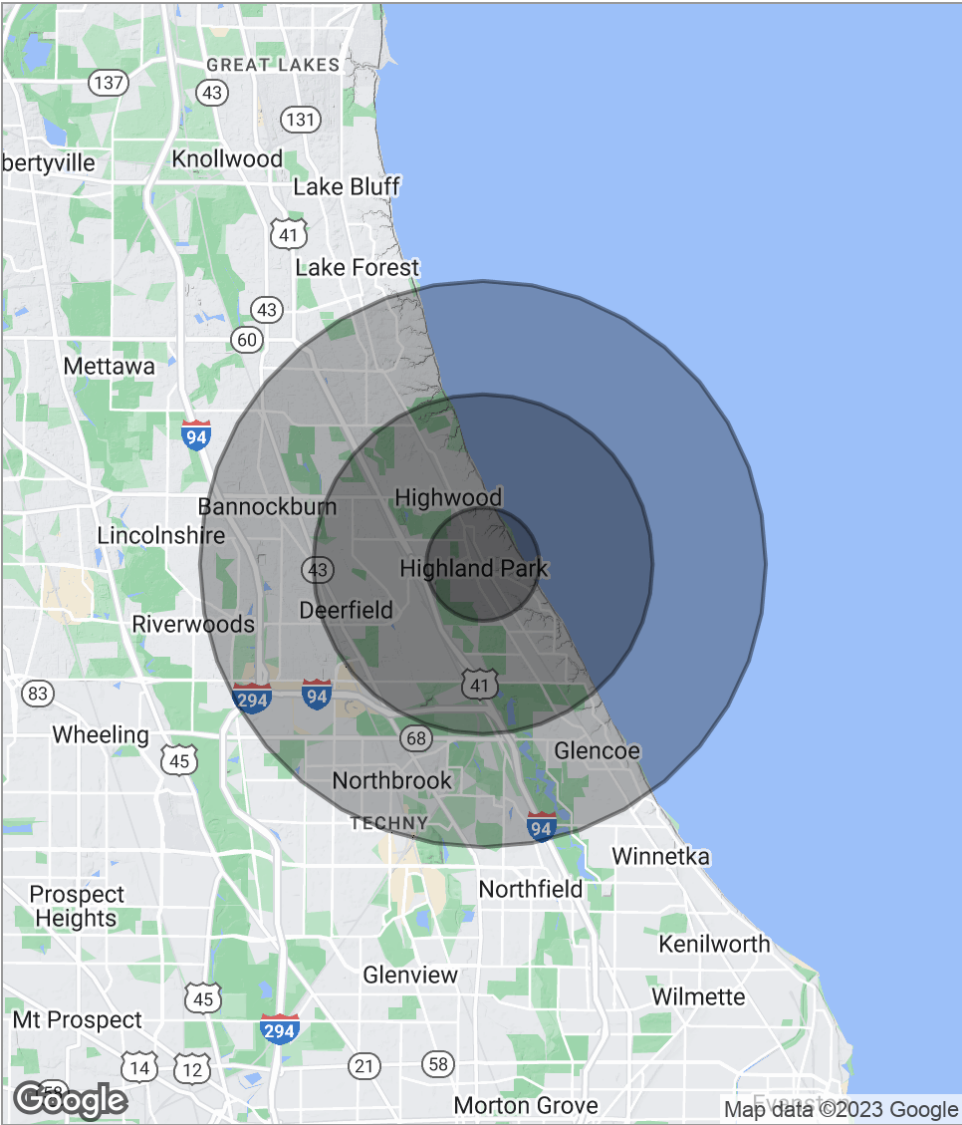
## PROPERTY HIGHLIGHTS

- Existing restaurant for sale that has been known as a North Shore favorite for almost 30 years
- Casual dining area with bar seating for 10
- Separate carry out window in place
- Located in a strip center with ample parking

# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,453	50,765	110,909
Median age	44.4	43.6	43.4
Median age (Male)	44.5	43.5	42.5
Median age (Female)	44.5	44.2	44.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,007	18,972	40,196
# of persons per HH	2.5	2.7	2.8
Average HH income	\$158,303	\$160,067	\$178,384
Average house value	\$582,650	\$601,034	\$661,216

\* Demographic data derived from 2020 ACS - US Census