

Tinley Park - Chicago South Suburbs FREESTANDING RESTAURANT IN A BUSY AREA FOR SALE/LEASE



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

18305 S. LaGrange Rd. Tinley Park, IL 60487



Tinley Park

Tinley Park is a village located primarily in Cook County, Illinois. It is one of the fastest growing suburbs south of Chicago. In 2009, BusinessWeek selected Tinley Park as the best place to raise a family in America. Tinley Park from the late 20th century to the present has been focused on renovation of its historic downtown district. This includes the creation of a park near the Metra station at Oak Park Avenue., as well as the South Street project, a multi-million dollar project with 200 apartments and 40,000 SF of commercial retail space. Tinley Park is home to the outdoor music venue - Hollywood Casino Amphitheater.

18305 S. LaGrange Rd. Tinley Park, IL 60487 - Formerly Eagle Buffet

Size	7,923 S.F. Building / 1.81 Acre Lot
Rental Rate	\$13 PSF (NNN)
Pass Thrus	\$9.03 PSF
Price	\$1,450,000 (Real Estate Only)

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	861	33,197	80,157
2015 Female Population	945	35,053	85,248
2015 Total Population	1,806	68,250	165,405
2015 Total Households	760	23,396	59,826

Housing

2015 Total Housing Units	520	17,950	50,397
--------------------------	-----	--------	--------

Income

2015 Median Household Income	\$87,499	\$87,316	\$81,918
2015 Per Capita Income	\$47,350	\$36,927	\$36,720
2015 Average Household Income	\$112,520	\$107,400	\$101,110

Nearby Businesses

Country Inn & Suites
Hilton Garden Inn
Texas Roadhouse

Highlights

Highly visible, freestanding restaurant on busy LaGrange Rd. (US Route 45) available for sale. Prime location in front of two hotels, just north of the I-80 exit ramp with high traffic counts. Built in 2010, the property is just under two acres with 270 feet of frontage and a large well-lit parking lot. The property also comes with a wide array of furniture, fixtures and equipment. A walk-in cooler and freezer, as well as 30' of exhaust system/hood, make this a near turn-key purchase. The restaurant may also be divided for the right tenant.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. F72 1-16-2013

Map

LaGrange Rd. & 183 St.



LISTING INFO

Agents	Adam Salamon Daniel Rubinow
Transaction Type	Real Estate for Sale or Lease
Type of Property	Restaurant
Property Data	
Property Name	Former Eagle Buffet
Address	18305 S. LaGrange Rd.
City, Zip Code	Tinley Park, IL 60487
Area	Southwest Suburbs
County	Will
Sale Price	\$1,450,000.00 (Real Estate)
Rental Rate	\$13/SF Net
Lease Type	NNN
Lease Term	Five Year Term
Yearly Adjustment	3%
Pass Thrus (CAM/INS/TAX)	\$9.03/SF
Security Deposit	To Be Determined
Taxes	\$64,441.00 (2015)
Building Type and Year Built	Brick
Stories	One
Size	7,923
Lot Size	1.81 Acres
# of Seats	Approx. 250
Parking	70+
Zoning	B-3
A/C & Heat	Central HVAC
Electric (amps)	201-600 Amps
Type of Roof & Age	Membrane
Nearby Businesses	Country Inn & Suites, Hilton Garden Inn, Texas Roadhouse, White Mountain Golf Course, Tokyo Steak House
Property Description	Highly visible, freestanding restaurant on busy LaGrange Rd. (US Route 45) available for sale. Prime location in front of two hotels, just north of the I-80 exit ramp with high traffic counts. Built in 2010, the property is just under two acres with 270 feet of frontage and a large well-lit parking lot. The property also comes with a wide array of furniture, fixtures and equipment. A walk-in cooler and freezer, as well as 30' of exhaust system/hood, make this a near turn-key purchase. The restaurant may also be divided for the right tenant.
Cross Streets	LaGrange Rd. & 183 rd St.