

# Skokie - Chicago Northwest Suburb GROUND LEASE IDEAL FOR HIGH VOLUME NATIONAL RESTAURANT

9340 Skokie Blvd. Skokie, IL 60077



## Skokie

Skokie offers a wide variety of shopping experiences, including Westfield Old Orchard, Village Crossing and the quaint shops in Downtown Skokie. Through thoughtful planning and an overall spirit of cooperation, Skokie has grown into a thriving center of commerce. Skokie's combination of industrial activity, retail sales, office/research firms and extensive professional services is virtually unparalleled in suburban Chicago. There are nearly 50,000 jobs provided by Skokie's extensive business sector.

### 9340 Skokie Blvd. Skokie, IL 60077

Building Size Up to 6,000 SF\*

Lot Size 28,636 SF

Lease Rate \$175,000 per Year (Ground Lease)

For additional information or to schedule a showing contact:

Daniel Rubinow

773.809.5409

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\*Subject to village approval



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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	11,294	71,606	218,983
2015 Female Population	12,531	78,394	233,918
2015 Total Population	23,825	150,000	452,901
2015 Total Households	8,810	54,273	167,448
<b>Housing</b>			
2015 Total Housing Units	8,654	54,227	171,673
<b>Income</b>			
2015 Median Household Income	\$63,525	\$76,587	\$67,592
2015 Per Capita Income	\$33,584	\$41,398	\$39,135
2015 Average Household Income	\$88,510	\$113,412	\$102,741

## Nearby Businesses

Fifth Third Bank  
Portillo's  
Chipotle  
Old Orchard Shopping Center

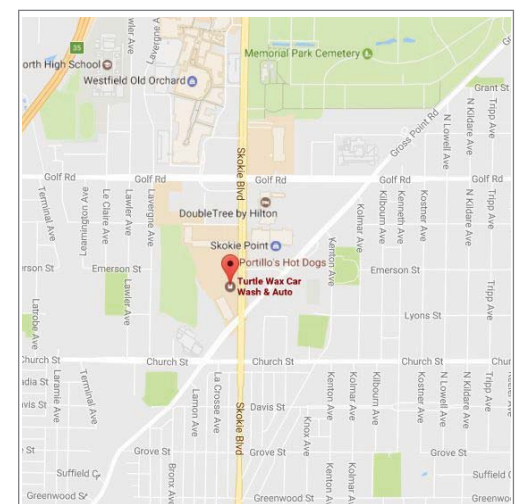
## Property Description

Fantastic ground lease ideal for a high volume national restaurant. Multiple possible layouts include a drive-thru and outdoor space. Located on traffic-heavy Skokie Boulevard among several busy restaurants and chains including Portillo's, Chipotle and a new Chic-fil-A and Culver's. Also near to Old Orchard Shopping Center.

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. 733 4-9-2013

## Map

Skokie Blvd. and Emerson St.



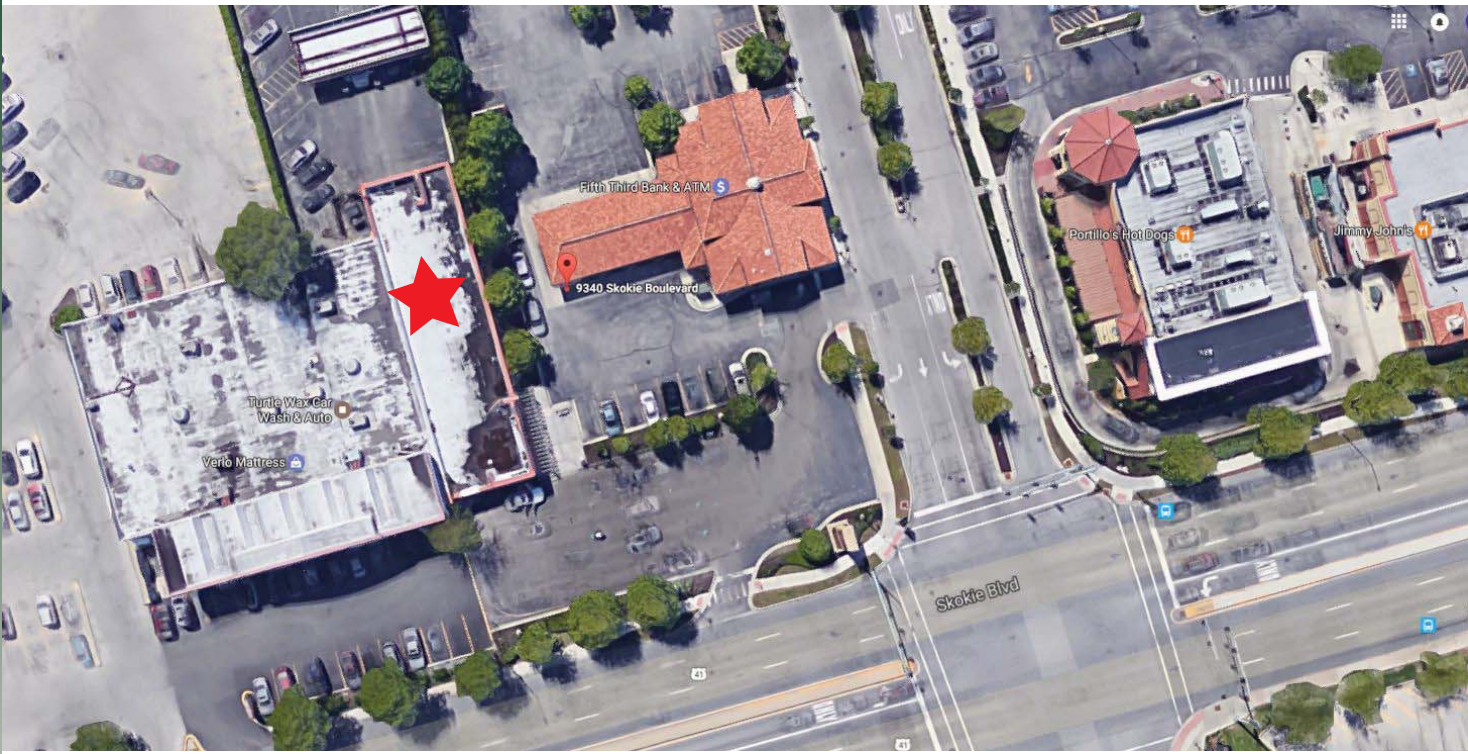
## LISTING INFO

Agent	Daniel Rubinow
Is this Confidential?	No
Transaction Type	Ground Lease
Type of Property	Land
Sale or Lease	Lease
<b>Property Data</b>	
Address	9340 Skokie Blvd.
City, Zip Code	Skokie, IL 60077
Area	Skokie, IL
County	Cook
Rental Rate	\$175,000.00 per Year
Lease Type	Ground Lease
Lease Term	Negotiable
Building Type and Year Built	Land Lease Only
Building Size	Up to 6,000 SF*
Lot Size	28,636 SF
Parking	Yes. Shared with Fifth Third Bank.
Zoning	B-3
Nearby Businesses	Portillo's, Chipotle, Fifth Third Bank, Chick-fil-A, Culver's, Jewel, Jimmy John's, Old Orchard Shopping Center
Property Description	Ground lease ideal for a high volume national restaurant. Multiple possible layouts include drive-thru and patio.
Location Description	Located on traffic-heavy Skokie Blvd. among several busy restaurants and chains including Portillo's, Chipotle and a new Chick-fil-A and Culver's. Also near Old Orchard Shopping Center.
Cross Streets	Skokie Blvd. and Emerson St.

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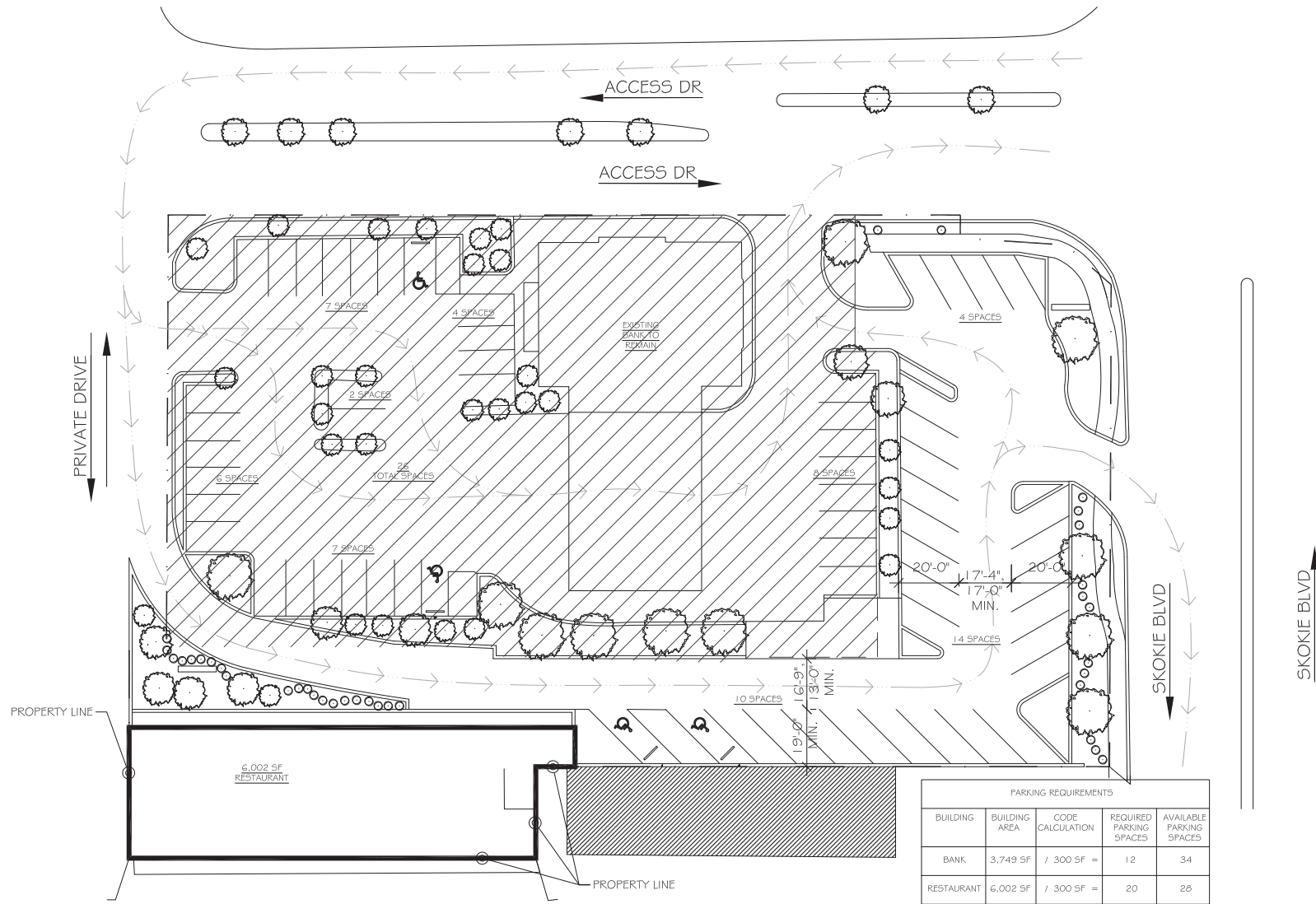


**AERIAL MAPS**



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# POTENTIAL LAYOUT



PARKING REQUIREMENTS				
BUILDING	BUILDING AREA	CODE CALCULATION	REQUIRED PARKING SPACES	AVAILABLE PARKING SPACES
BANK	3,749 SF	/ 300 SF =	12	34
RESTAURANT	6,002 SF	/ 300 SF =	20	26

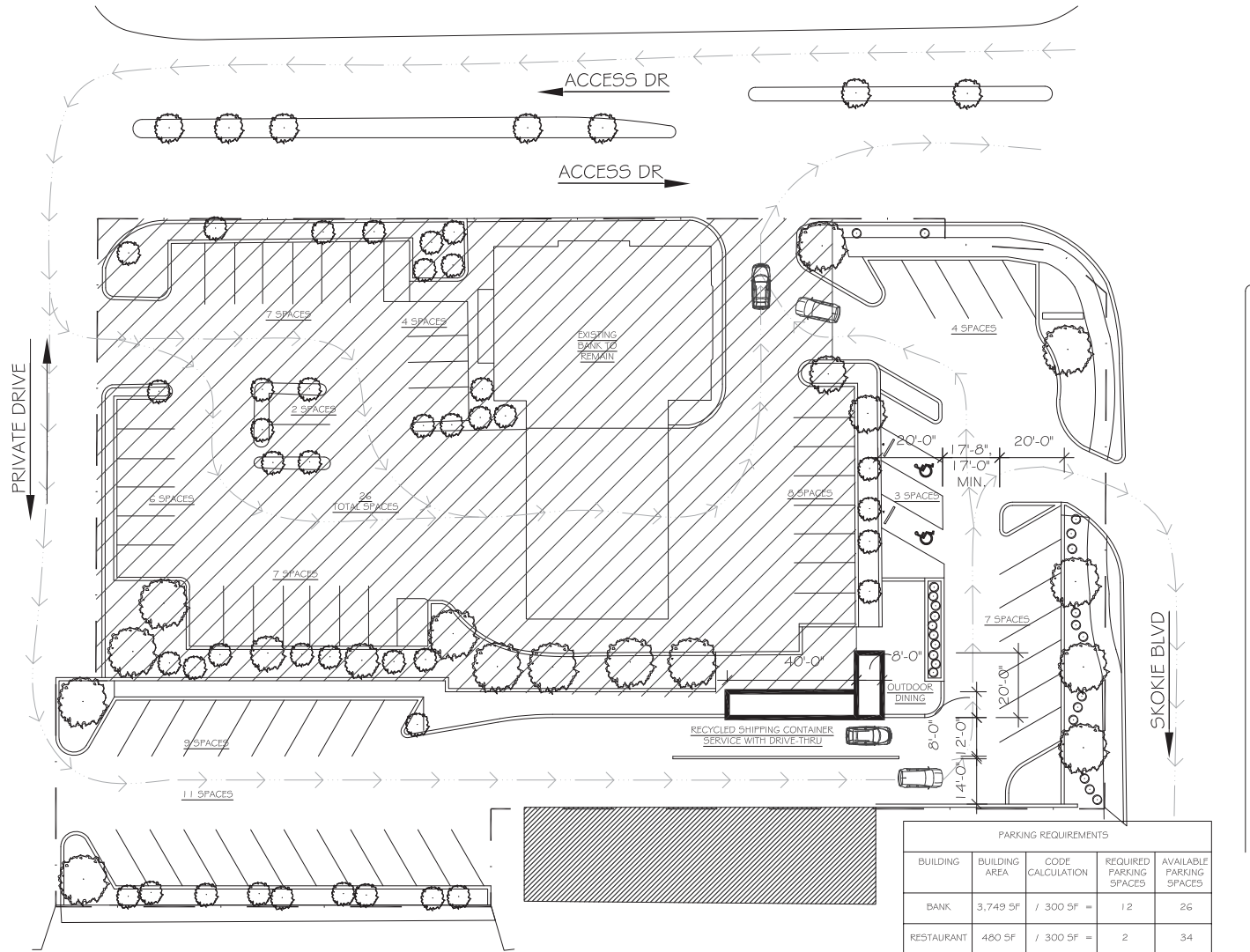
SITE PLAN SUBJECT TO MUNICIPAL APPROVAL PROCESS FOR FOOD ESTABLISHMENT WHERE 1 SPACE REQUIRED PER EACH 300 SF OF BUILDING AREA.

1 SCHEME 'A'  
SCALE: 1/16"=1'-0"

# POTENTIAL LAYOUT



# POTENTIAL LAYOUT



PARKING REQUIREMENTS				
BUILDING	BUILDING AREA	CODE CALCULATION	REQUIRED PARKING SPACES	AVAILABLE PARKING SPACES
BANK	3,749 SF	/ 300 SF =	12	26
RESTAURANT	480 SF	/ 300 SF =	2	34

SITE PLAN SUBJECT TO MUNICIPAL APPROVAL PROCESS FOR FOOD ESTABLISHMENT WHERE 1 SPACE REQUIRED PER EACH 300 SF OF BUILDING AREA.

1 SCHEME 'B'  
SCALE: 1/8" = 1'-0"

# POTENTIAL LAYOUT