Buffalo Grove - Chicago Northwest Suburbs
FREESTANDING RESTAURANT ON BUSY MILWAUKEE AVE.

301 N. Milwaukee Ave. Buffalo Grove, IL

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	3,437	37,774	105,979
2015 Female Population	3,413	39,750	111,293
2015 Total Population	6,850	77,524	217,272
2015 Total Households	2,863	29,329	82,120
Housing Units			
2015 Housing Units	2,834	28,404	81,053
Income			
2015 Median Household Income	$81,000	$74,594	$82,277
2015 Per Capita Income	$42,905	$41,000	$44,783
2015 Average Household Income	$101,635	$107,270	$117,366

Nearby Businesses

Westin Chicago Hotel
Lynfred Winery
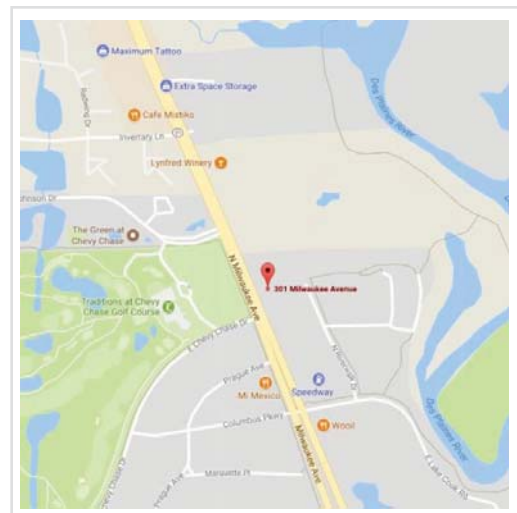Traditions and Chevy Chase Golf Course
Regal Cinemas Lincolnshire

Highlights

Freestanding restaurant space with 340 ft. of frontage on busy Milwaukee Ave. in Buffalo Grove.

*Large kitchen with full restaurant infrastructure
*37 exhaust hoods inside the dining room for tableside cooking
*Several separate dining areas
*Banquet area on the second floor with seating for 49 people

Map
Milwaukee Ave. & Chevy Chase Dr.

Buffalo Grove

Buffalo Grove is an affluent village located in the northern suburbs of Chicago, and in Cook and Lake counties in Illinois, United States. The town was named for Buffalo Creek, which was itself named for bison bones found in the area. In July 2009, Buffalo Grove was listed at No. 65 on Money "best places to live" list. The village is also home to two different annual festivals, one being the Buffalo Grove Days held in September and an Arts Festival held in mid July. Through-out the village, there are a number of various business parks.

301 N. Milwaukee Ave. Buffalo Grove, IL 60089	
Size (Approx.)	8,963 SF (Building)
	39,341 SF (Lot)
Price	$1,120,375 (Real Estate)

For additional information or to schedule a showing contact:

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Information Sheet – Grill on the Rock

Listing Agent	Daniel Rubinow daniel@kudangroup.com Jerrod Rosen jerrod@kudangroup.com
Transaction Type	Real Estate
Property Type	Two Story Building
Property Name	Former Grill on the Rock and Real Estate
Address	301 N. Milwaukee Ave.
City, Zip	Buffalo Grove, IL 60089
County	Lake
Real Estate Price	$1,120,375
Taxes	$28,457 (2016)
Building Type	One Story Block and Frame Commercial Building
Seating	157 on first level and 49 on the second level
Stories	2
Size (Building)	8,963 S.F.
Size (Lot)	39,431 S.F.
Bathrooms	Total of 5 separate restrooms (4 Customer, 1 employee)
A/C & Heat	Ample
Type of Basement	None
Electric (amps)	1200 AMPS
Parking	100 Surface Spaces
Zoning	B3 Planned Business Center District
Nearby Business	Westin Chicago Hotel, Lynfred Winery, Traditions and Chevy Chase Golf Course. Regal Cinemas Lincolnshire, Extended Stay America.
Property Description	Freestanding restaurant space with 340 feet of frontage on to busy Milwaukee Avenue in Buffalo Grove sitting on 39,431 SF of Land. Large kitchen with full restaurant infrastructure and 37 exhaust hoods inside the dining room for tableside cooking. Several separate dining areas throughout the space with Banquet area on the second floor (seating for 49 people).

Location Description	Buffalo Grove Buffalo Grove is a northwest suburb of Chicago this is primarily located in Lake County with a small portion on the far southwest side of the village in Cook County. Buffalo Grove is surrounded by Vernon Hills and Long Grove to the north, Wheeling and Arlington Heights to the south. Milwaukee Avenue is the asphalt paved, north/south, four lane primary artery. The improvements on Milwaukee Avenue are a wide mix of uses encompassing large retail used, free standing commercial buildings, service stations, banking facilities, office buildings and restaurants.This area provides an accessible, commercial setting for the property. The immediate area surrounding the property is master planned for commercial use.
Cross Streets	Milwaukee Ave. and Chevy Chase Dr.
Is the business currently operating?	No