

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



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301 N. Milwaukee Ave. Buffalo Grove, IL



## 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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## 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

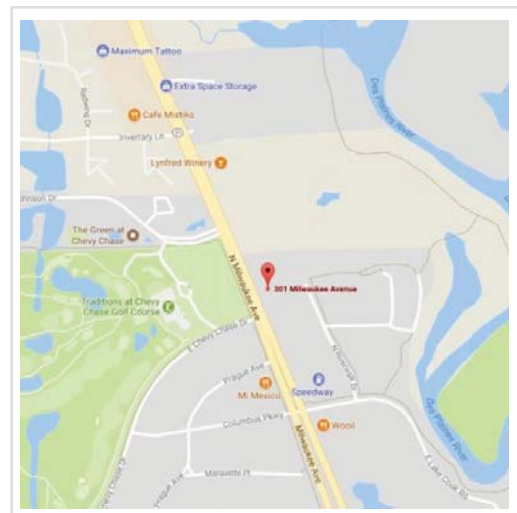
## Highlights

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

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. 339 3-9-2012

## Map Milwaukee Ave. & Chevy Chase Dr.



### Information Sheet – Grill on the Rock

|                      |   |
|----------------------|---|
| Listing Agent        | Jerrod Rosen  |
| 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                 | <p>Buffalo Grove</p> <p>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.</p> |
| Cross Streets                        | Milwaukee Ave. and Chevy Chase Dr.   |
| Is the business currently operating? | No   |