

Buffalo Grove - Chicago North Suburbs QUICK-SERVE/PIZZA RESTAURANT WITH EXISTING TYPE II HOOD



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

1659 N. Buffalo Grove Rd.



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.

1659 N. Buffalo Grove Rd., Buffalo Grove, IL 60089

Size (Approx.)	1,200 S.F. (Restaurant)
Licenses	To Be Applied For
Rental Rate	\$28/S.F. (NNN)



For additional information or to schedule a showing contact:
 ◀Smart Phone (QR Code)
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	5,233	33,552	95,481
2013 Female Population	5,513	36,071	99,531
2013 Total Population	10,746	69,623	195,012
2013 Total Households	3,761	26,311	71,776

Income			
2013 Median Household Income	\$117,735	\$88,794	\$80,319
2013 Per Capita Income	\$46,754	\$40,528	\$36,904
2013 Average Household Income	\$133,487	\$106,591	\$99,300

Nearby Businesses

Starbucks Coffee
 Walgreens
 Firewood Kabob
 Super Cuts

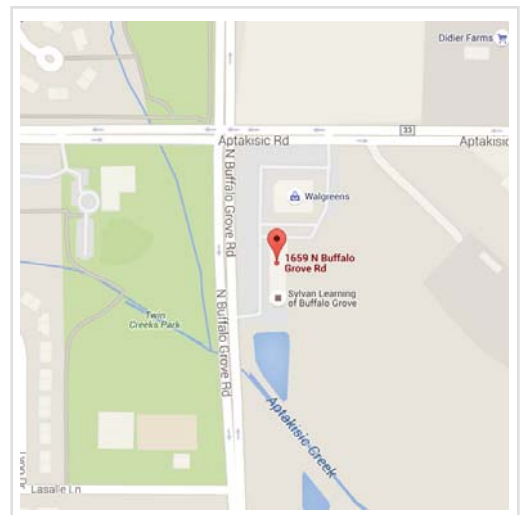
Highlights

Quick-serve/pizza restaurant available in the growing northern suburb of Buffalo Grove. Enormous/existing Type II hood and ventilation with a two-rack pizza oven included. Large walk-in cooler and plenty of prep area in the rear, including an office. Perfect for any existing pizza operator or quick-serve restaurant re-concept.

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

Buffalo Grove & Aptakisic Road



LISTING INFO

Agent(s) Responsible	Scott Reinish scott@kudangroup.com
Transaction Type	Restaurant for Lease
Property Data	
Address	1659 Buffalo Grove Rd.
City, Zip Code	Buffalo Grove, IL 60089
Area	Northern Suburbs
County	Lake
Rental Rate	\$28 PSF
Lease Type	Triple Net (NNN)
Lease Term	Negotiable
Security Deposit	Based on Financial Review
Taxes/CAM	Taxes- approx. \$420/mt CAM- approx. \$580/mt
Building Type	Strip Center
Stories	1
Square Feet	1,200 SF
Parking	Strip Center Parking Lot
Licenses	To be applied for
A/C & Heat	Separately Metered
Electric	Ask Agent
Type of Basement	None
Nearby Businesses	Firewood Kabob, ABC Cleaners, Supercuts, Starbucks, Walgreens, Sylvan Learning of Buffalo Grove
Property Description	Quick-serve/pizza restaurant available in the growing northern suburb of Buffalo Grove. Enormous/existing Type II hood and ventilation with a two-rack pizza oven included. Large walk-in cooler and plenty of prep area in the rear, including an office. Perfect for any existing pizza operator or quick-serve restaurant re-concept.
Location Description	Strong demographics/affluent suburban market. Tremendous drive-by traffic at traffic light intersection. Approx. 6,000 people frequent Starbucks nearby.
Cross Streets	Buffalo Grove Rd/Aptakisic Rd

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