

Forest Park - Chicago Western Suburb TWO-STORY PUB/RESTAURANT WITH LARGE PATIO & PARKING LOT FOR SALE OR LEASE

7652 Madison St. Forest Park, IL 60130



Forest Park

Forest Park is a village in Cook County, a suburb of Chicago. The Forest Park train stop on the CTA Blue Line is the line's western terminus, located on the Eisenhower Expy. at Des Plaines Ave. Approximately 10 miles west from Chicago's downtown loop area, Forest Park, combines the unlimited resources of an urban setting with a small town sense of community, making it an exceptional place in which to live, work and do business. Forest Park boasts first class dining at any number of fine eat-eries and pubs, and plays host to a variety of regionally attended events every year. Crowned "The best in neighborhood dining" according to a 2008 Chicago Tribune readers poll, the variety of Forest Park restaurants offer something for everyone.

7652 Madison St. Forest Park, IL

Size	8,750 SF (Building) 18,750 S.F. (Lot)
Licenses	Incidental Liquor, Retail Food & Outdoor Cafe
Lease Rate	\$15/SF (Net)
Price	\$899,900 (Real Estate & Assets) <i>Price Reduced!</i>

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jerrod Rosen

312.575.0480 Ext. 5

Jerrod@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	11,083	119,837	348,538
2015 Female Population	12,683	130,821	369,045
2015 Total Population	23,766	250,658	717,583
2015 Total Households	11,889	90,469	239,065

Income

2015 Median Household Income	\$56,931	\$52,393	\$47,836
2015 Per Capita Income	\$44,704	\$29,085	\$22,809
2015 Average Household Income	\$89,110	\$79,678	\$67,982

Nearby Businesses

Francesca's Fiore	Shanahan's
Caffe de Luca	Fiorenza Ristorante
Gatano's Restaurant	Angelo O'Leary's

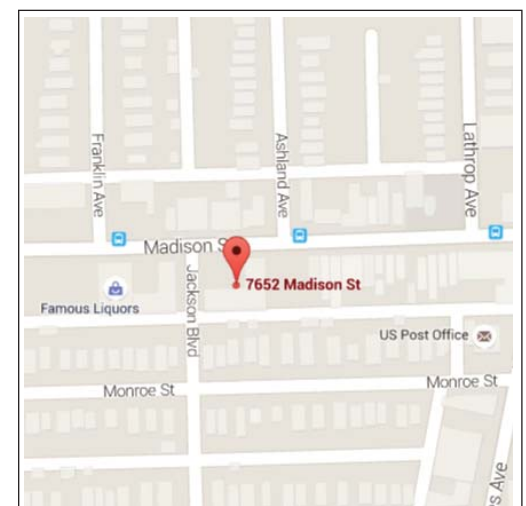
Highlights

Two-story bar & eatery with real estate for sale or lease. Building sits on property equal to a total of six city lots with a spacious outdoor patio and expansive parking. Includes a community room for events, as well as two fireplaces. Significant improvements have already been made with potential for further development. Conveniently located near downtown I-290 and the CTA Blue Line.

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. 338 1-4-11

Map

Madison & Jackson



7652 Madison St. Forest Park, IL 60130

Interior



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



LISTING INFO

Agent	Jerrod Rosen jerrod@kudangroup.com
Transaction Type	Real Estate & Assets
Operating Business?	Yes, please do not disturb employees or management.
Property Data	
Address	7652 Madison St.
City, Zip Code	Forest Park, IL 60130
County	Cook
Asking Price	\$899,900 (Real Estate & Assets) <i>Price Reduced!</i>
Taxes	\$55,538 (2014)
Lease Rate	\$15/SF
Lease Type	Net
Building Size	8,750 SF
Lot Size	18,750 SF (Approx.)
Zoning	DBD – Downtown Business District
Parking	30+ Parking Spaces on 3 Lots
Licenses	Incidental Liquor, Retail Food, Outdoor Café
Year Built/Age	1950 (Estimated)
Electrical Service	200 Plus
Showings	48 Hr. notice – Before 10:30 AM, Listing Agent must accompany
Nearby Retailers	Francesca's Fiore, Café De Luca, Gaetano's Restaurant, Shanahan's, Fiorenza Ristorante, Angelo O'Leary's
Occupancy Cards	1 st Floor: 190 2 nd Floor: 100 Outdoor Patio: 90
Business Description	Two-story bar & eatery with real estate for sale or lease. Building sits on property equal to a total of six city lots with a spacious outdoor patio and expansive parking. Includes a community room for events, as well as two fireplaces. Significant improvements have already been made with potential for further development. Conveniently located near downtown I-290 & the CTA Blue Line.
Property Description	Located in the heart of the Forest Park central business district. Forest Park is a village in Cook County, a suburb of Chicago. The Forest Park train stop on the CTA Blue Line is the line's western terminus, located on the Eisenhower Expy. at Des Plaines Ave. Approximately 10 miles west from Chicago's downtown loop area, Forest Park, combines the unlimited resources of an urban setting with a small town sense of

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