

# Zion, IL FREESTANDING QUICK-SERVICE RESTAURANT WITH DRIVE THRU FOR SALE OR LEASE

3467 Sheridan Rd. Zion, IL 60099



## Zion, IL

Zion is a city in Lake County, IL. The city was founded in July 1901 by John Alexander Dowie. The city was named after Mount Zion, Israel. The population was 22,866 at the 2000 census and had grown to 24,413 as of 2010. The city is one of only a few in the world to have ever been completely planned out before building. The founder modeled the city layout after the Union Flag. Zion is the closest municipality to South Beach within Illinois Beach State Park. Zion is served by Metra's Union Pacific North Line through Zion railway station at the east side of the city. The line is connected to Chicago, Kenosha and intermediate communities. Source: wikipedia.org

## 3467 Sheridan Rd. Zion, IL 60099

Size (Approx.)	3,783 SF
Lot Size (Approx.)	79,715 SF (1.83 Acres)
Rental Rate	\$12/SF NNN
Price	\$479,000 (Real Estate)

For additional information or to schedule a showing contact:

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## Demographics - 2010 Census Zion, IL

Population	
2010 Total Population	24,413
2010 Female Population	12,734
2010 Male Population	11,679

Housing	
2010 Total Households	7,552

Incomes	
2010 Median Household Income	\$45,723
2010 Median Income for a Family	\$50,378
2010 Per Capita Income	\$17,730

## Nearby Businesses

CVS	Al's Tap
Hawg-N-Sons	Culver's
Lucy's Appliances	McDonald's
Cardinal Wine & Liquor	Wendy's

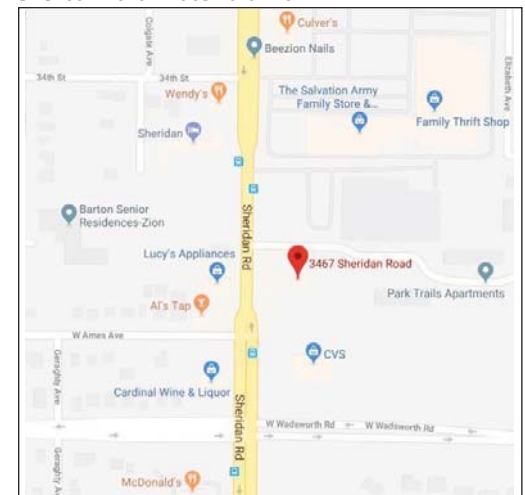
## Property Description

Freestanding quick service restaurant with drive thru available on busy Sheridan Rd. next to CVS Pharmacy in Zion. Great opportunity for a national or flagship restaurant or other retailer. Low Lake County taxes. Month to month tenant currently in place, please do not disturb employees or management.

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. 3-1-15

## Map

Sheridan Rd. & Wadsworth Rd.



## LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate for Lease or Sale
Type of Property	Restaurant
<b>Property Data</b>	
Address	3467 Sheridan Rd.
City, Zip Code	Zion, IL 60099
Area	Northern Illinois
County	Lake
Sale Price	\$479,000.00
Rental Rate	\$12/SF NNN
Lease Type	Triple Net
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	3% Annually
CAM & Insurance	\$2.50 (Estimate)
Security Deposit	TBD
Taxes	\$4.31/SF (2016)
Year Built	Approx. 16-25 years
Stories	One
Size	3,783 SF
Lot Size	79,715 SF (1.83 Acres)
Parking	50
Zoning	B-2
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ceiling Heights	12'
Nearby Businesses	CVS Pharmacy, Hawg-N-Sons Unlimited, Lucy's Appliances, McDonalds, American Inn, Cardinal Wine & Liquors
Property Description	Freestanding quick service restaurant with drive thru available on busy Sheridan Rd. next to CVS Pharmacy in Zion. Great opportunity for a national or flagship restaurant or other retailer. Low Lake County taxes. Month to month tenant currently in place, please do not disturb employees or management.
Location Description	Zion, IL
Cross Streets	Sheridan Rd. & Wadsworth Rd.