

30 S. LaGrange Rd. LaGrange, IL

COMMERCIAL REAL ESTATE WITH RESTAURANT ASSETS

Adam Salamon
adame@kudangroup.com
312.575.0480 Ext. 16

566 W. Lake St. Suite 225 Chicago, Illinois 60661-1411 kudangroup.com





30 S. LaGrange Rd. La Grange, IL

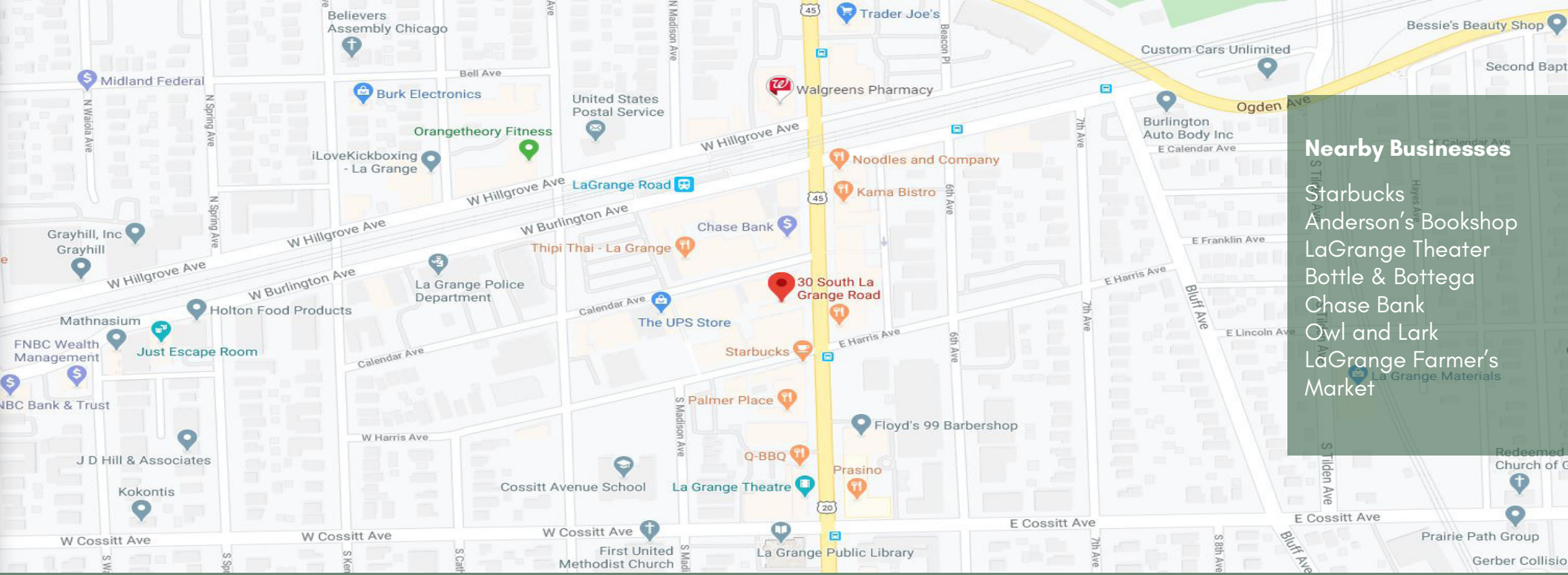
Beautiful two-story commercial building for sale in the heart of downtown LaGrange. Great opportunity to own your own turn-key restaurant with extensive FF&E included in the sale price. Basement has a second walk-in cooler that includes a tap system for the bar. Second floor has a private party room that seats sixty and two private offices that can be leased out individually.

Operating business. Do not disturb employees or management.

Adam Salamon
adamekudangroup.com
312.575.0480 Ext. 16

Size (Approx.): 6,309 SF Building on 3,424 SF Lot
Taxes: \$35,557 (2018)
Price: \$1,200,000 (Real Estate + Assets)

of Seats:
Dining Room: 96
Bar: 10
Sidewalk Patio: 14
Private Party Room: 60



- Nearby Businesses**
- Starbucks
 - Anderson's Bookshop
 - LaGrange Theater
 - Bottle & Bottega
 - Chase Bank
 - Owl and Lark
 - LaGrange Farmer's Market

LAGRANGE, IL

La Grange is located approx. 13 miles west of downtown Chicago. Compact and walkable, the village occupies a land area of approx. 2.5 sq miles and has a population of 15,550 as of the 2010 census.

The Village's strategic location and access to two transit stations provide for superior vehicular and pedestrian access. A dining & shopping destination, La Grange welcomes visitors from throughout the western suburbs. Within a 7 minute drive of downtown La Grange, retailers can reach over 56,000 residents in over 21,000 households.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	22,660	106,006	299,360
2024 Population:	22,451	105,282	297,325
Pop Growth 2019-2024:	(0.92%)	(0.68%)	(0.68%)
Average Age:	40.30	41.00	40.10
Households			
2019 Total Households:	8,495	40,541	111,598
HH Growth 2019-2024:	(0.81%)	(0.74%)	(0.65%)
Median Household Inc:	\$97,798	\$87,137	\$73,530
Avg Household Size:	2.60	2.60	2.60
2019 Avg HH Vehicles:	2.00	2.00	2.00

Source: Costar



For More Information

Adam Salamon
adam@kudangroup.com
312.575.0480 Ext. 16



566 W. Lake St. Suite 225 Chicago, Illinois 60661-1411 kudangroup.com