

Buffalo Grove

Fully equipped turn-key restaurant available for sub-lease.

1178 McHenry Rd., Buffalo Grove, IL



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

Population	2 mile	5 mile
2010 Population	35,629	209,923
2021 Population	35,736	210,349
2026 Population Projection	35,454	208,446
Annual Growth 2010-2021	0.00%	0.00%
Annual Growth 2021-2026	-0.20%	-0.20%

Households

2010 Households	13,008	78,732
2021 Households	13,002	78,830
2026 Household Projection	12,885	78,080

Income

Avg. Household Income	\$166,056	\$130,521
Median Household Income	\$138,698	\$103,311

Source: Costar

Nearby Businesses

Dorfler's Meat Market	Dental Design
BMO Harris Bank	Kumon Math & Reading
Shalom Kosher Bakery	Magic Island
Bakery & Bagel	Dunkin' Donuts

Location: Buffalo Grove

Buffalo Grove is an affluent village located in the northern suburbs of Chicago, and in Cook and Lake counties. 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. 6

-buffalogrove.com

Property Description

Fully-equipped restaurant for sublease near a busy intersection. Ideal for quick service, the restaurant is situated in a plaza with parking. The space had a complete build-out with hundreds of thousands initially invested.

Purchase Price:	\$99,000 (Assets)	OpEx:	\$6.00/SF
Size:	1,750 SF	Property Taxes:	Refer to OpEx
Lease Rate	\$15.00/SF NNN	Zone:	B3

For additional information or to schedule a showing, contact:

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Map

Near the intersection of McHenry Rd. and Arlington Heights Rd.

