

# Wheeling - Chicago North Suburb

Wheeling former restaurant space for lease on busy intersection.

401 E. Dundee Rd., Wheeling, IL



## Property Description

Restaurant lease available (former Palamuru Grill) located at the high-traffic intersection of Dundee Rd. and Milwaukee Ave. The space includes the private dining area or can be demised to exclude it. This opportunity includes a secluded outdoor patio along with ample parking.

Size (Approx.): 4,195-5,615 SF

Lease Rate: \$16/SF NNN

OpEx: \$11.91/SF

For additional information or to schedule a showing, contact:

Bob Borchardt 312-575-0480 Ext. 12  
312-502-0884 (cell)  
bob@kudangroup.com

No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.



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

## Demographics

Population	2 mile	5 mile
2010 Population	30,326	235,225
2020 Population	30,982	233,382
2025 Population Projection	30,804	230,962
Annual Growth 2010-2020	0.20%	-0.10%
Annual Growth 2020-2025	-0.10%	-0.20%

## Households

2010 Households	11,246	90,110
2020 Households	11,473	89,177
2025 Household Projection	11,403	88,188

## Income

Avg. Household Income	\$106,120	\$131,264
Median Household Income	\$77,447	\$101,338

Source: Costar

## Nearby Businesses

Bob Chinn's Crab house	Liquor Barn
Fresh Farms	Dunkin Donuts
Chase Bank	—
Walgreens	—

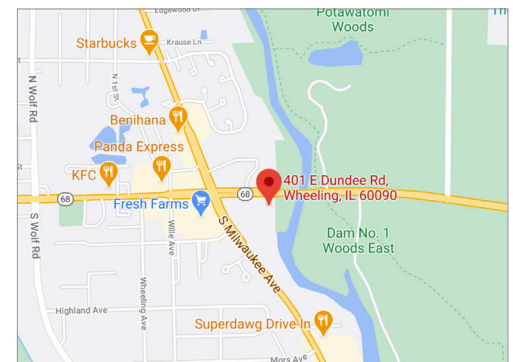
## Location Description: Wheeling - Chicago North Suburb

Located in the heart of Chicago's prestigious northern suburbs, Wheeling is a diverse and dynamic community of 40,000 people, distinguished by its unique balance of industry, commercial development, and residential neighborhoods. Wheeling is known regionally and nationally as the home of the Milwaukee Avenue "Restaurant Row," and is also the part-owner of Chicago Executive Airport, the third-busiest airport in Illinois.

-wheelingil.gov

## Location Description: Wheeling - Chicago North Suburb

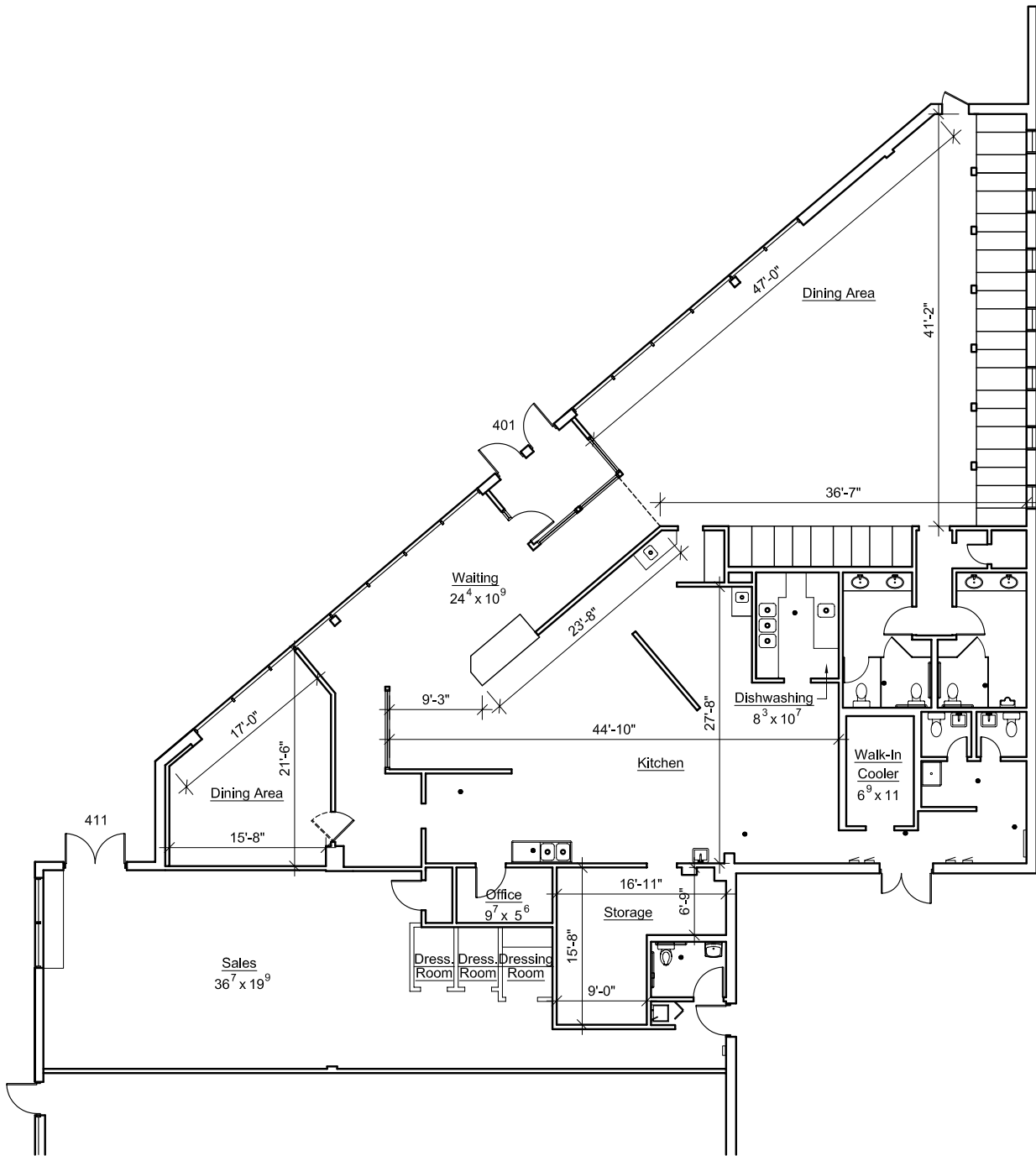
On east Dundee Road and south Milwaukee Avenue.



# Wheeling - Chicago North Suburb Floor Plan



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



## Existing Floor Plan

Not to Scale

North



This drawing indicates the general scope of the building in terms of its layout. Contractors shall field verify any critical dimensions prior to construction. This drawing has been prepared by Gensburg, Ltd. Architecture/Design, 105 Revere Dr., Suite G, Northbrook, Illinois 60062 Tel. (847) 715-9591.

**401-411 E. Dundee Rd.  
Riverside Plaza  
Wheeling, Illinois**