

Arlington Heights

Restaurant for sale on high traffic Rand Rd. surrounded by shopping plazas, restaurants and retailers.



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

Wynburg Café - 306 E. Rand Rd., Arlington Heights, IL



Demographics

Population	2 mile	5 mile
2010 Population	56,416	319,530
2021 Population	55,430	315,220
2026 Population Projection	54,657	311,153
Annual Growth 2010-2021	-0.20%	-0.10%
Annual Growth 2021-2026	-0.30%	-0.30%

Households

2010 Households	22,663	125,002
2021 Households	22,239	123,465
2026 Household Projection	21,920	121,871

Income

Avg. Household Income	\$131,432	\$118,051
Median Household Income	\$106,903	\$93,507

Source: Costar

Nearby Businesses

Jewel	Trader Joes
Corner Bakery	Office Depot
Petco	Marshalls
Panera	Olive Garden

Location: Arlington Heights

The Village is one of the top 15 largest municipalities in Illinois, featuring a unique blend of old and new. It's a progressive community that people are proud to call home and where young families like to establish their roots for generations to come. It's a community that offers vibrancy and interest. Arlington Heights is an attractive destination for homebuyers, shoppers, businesses and visitors with its dynamic economy, award-winning schools, library, park district, a highly acclaimed Northwest Community Hospital.

-vah.com

Property Description

Situated on an endcap of a shopping plaza with ample parking, the business is surrounded by shopping plazas, big box retailers and restaurants. The space has multiple entry points for potential to operate dual concepts with access to a shared kitchen. Features include a high interior occupancy and outdoor space for al fresco dining. Take advantage of operating breakfast service with no direct "known" competitor in the area. Increase your growth potential by including liquor and expanding hours of operation.

Size:	6,779 SF	Op Ex:	\$10.56/SF
Lease:	\$10.64/SF NNN	Property Taxes:	Refer to OpEx
Purchase Price:	\$275,000 (Business & Asset Sale)	Zone:	B-2

For additional information or to schedule a showing, contact:

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

Map

In the Northpoint Center at the intersection of west Rand Rd. and north Arlington Heights Rd.

