

# Hillside

Restaurant and bar business with real estate for sale accross from golf club.



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



## Demographics

Population	1-Mile	5-Mile
2022 Population	8,360	317,728
2027 Population	8,366	317,925
Annual Growth 2022-2027	0.07%	0.06%

## Households

2022 Households	3,724	505,192
Annual Growth 2022-2027	0.1%	0.2%

## Income

Avg. Household Income	\$81,509	\$79,807
-----------------------	----------	----------

Source: Costar

## Nearby Businesses

Fresh Meadows Golf Club	Buona
Panera	Aspire Chicago: Eamon Shannon Center
Jimmy Johns	
Walgreens	
Joey's Pizza	

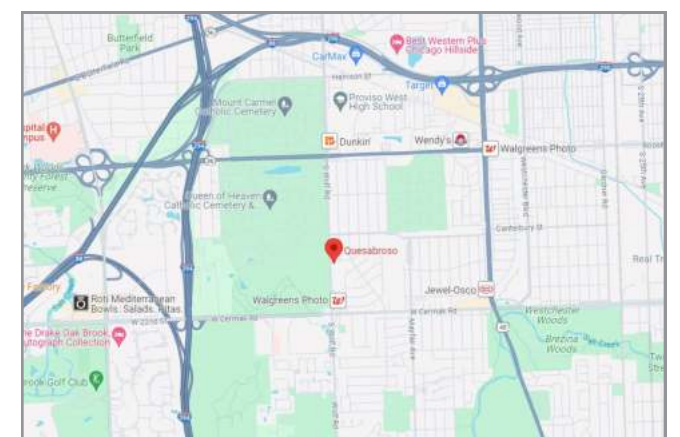
## Location: Hillside

The Village of Hillside is a vibrant suburb of Chicago, located 15 miles west of Chicago's Loop. The easily accessible highways advantageously place the Loop, Wisconsin, and Indiana within 35 minutes of Hillside. The Village is conveniently located approximately three miles east of the CTA Blue Line (L) in Forest Park, where a commuter station and parking facility accommodates accessibility to Chicago's Loop. Downtown Chicago workers may also drive south to the BSNF rail station in downtown La Grange or Western Springs, or north to access the Union Pacific West rail line in Berkely or Bellwood. Many who live in Old Irving Park will tell you they feel like they have the best of both worlds—the conveniences of the city combined with the charm of the suburbs.

—www.hillside-il.org

## Map

On the Corner of South Wolf Rd. and Charles St.



## Property/Business Description

Spacious Mexican restaurant located in a strip mall across from the Hillside Fresh Meadow Golf Club. This real estate with business features a large dining area, bar and additional patio seating. Potential to increase sales by obtaining gaming licenses.

**Purchase Price:** \$369,000 (Bus./Real Estate)

**Zone:** B-1

**Size (Approx.):** 2,450 SF (Bus.), 4,160 SF (Lot)

**Licenses:** Retail Food and Liquor

**Property Taxes:** \$16,941 (2021)

**For additional information or to schedule a showing, contact:**

Georg Simos 312-575-0480 (Ext. 113)  
773-294-4065 (Cell)  
georg@kudangroup.com