

# North Shore Suburb

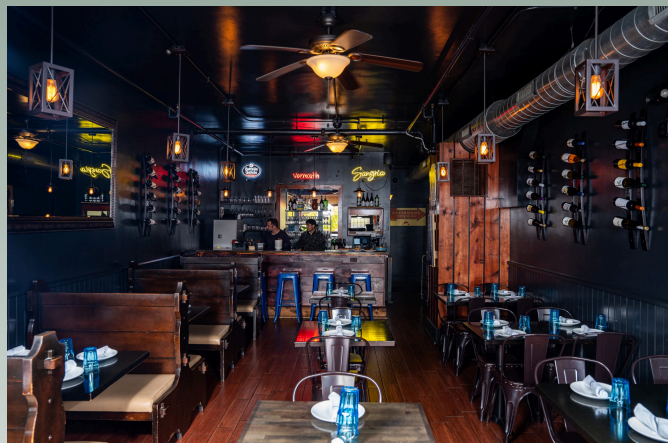
Profitable restaurant and bar with potential to scale on a quaint restaurant district for sale.

# KG

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GROUP

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329 Waukegan Ave., Highwood, IL



## Demographics

Population	1-Mile	5-Mile
2022 Population	59,876	1,173,320
2027 Population	58,787	1,160,161
Annual Growth 2022-2027	-1.8%	-1.1%

## Households

2022 Households	27,101	506,197
Annual Growth 2022-2027	-2.7%	-0.9%

## Income

Avg. Household Income	\$123,105	\$83,930
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Source: Costar

## Nearby Businesses

Longitud315	Beermiscuous
Disotto	The Toadstool Pub
Froggy's French Cafe	La Plancha Loca
Miramar Bistro	Restaurante Chacahua
Del Rio Restaurant	The Wooden Nickel

**Location:** Highwood

Named for its status as the tallest point between Chicago and Milwaukee, Highwood is a North Shore suburb known for its established downtown district. The suburb's history has long centered around diversity, from the Irish and German immigrants working on the railroad during the 1800s, to the Northern Italian stonemasons and landscapers who sought work on nearby estates by the early 20th century. Generations of immigration formed a vibrant dining scene and a mix of cultures. Dozens of eateries line Waukegan Avenue and Green Bay Road, where patrons fill outdoor dining spaces along the sidewalk or bars to enjoy live music.

—homes.com

## Map

On Waukegan Ave. between Walker Ave. and Temple Ave.



## Business Description

Opportunity to acquire a profitable and scalable restaurant business located in a highly desirable North Shore Chicago submarket. This well-established concept operates from a small, efficient, and highly manageable footprint, making it ideal for both owner-operators and experienced hospitality groups seeking expansion. This is an operating business. Do not approach staff or management.

**Purchase Price:** \$485,000 (Business Sale)

**Property Taxes:** N/A

**Lease Rate:** \$44.56/SF Gross

**OpEx:** \$6/SF (By separate agreement.)

**Size (Approx.):** 1,000 SF

**Licenses:** Retail Food, Liquor

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

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