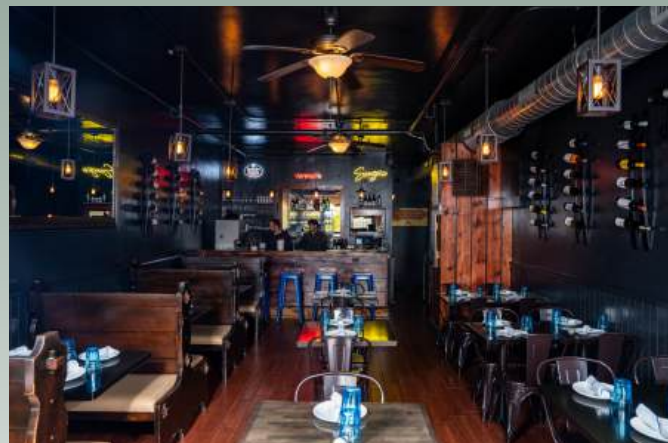


North Shore Suburb

Restaurant and bar with with great curb appeal on quaint dining and entertainment district for sale.

329 Waukegan Ave., Highwood, IL



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

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.

Business Description

Opportunity to acquire a fully equipped restaurant/bar in an affluent community, positioned within a charming dining corridor, with a calendar of well-attended annual festivals. This turn-key offering features a manageable footprint for lower overhead. Additionally, the property boasts ample outdoor dining and excellent curb appeal that draws both local and destination diners. Opportunities like this are increasingly rare in this market, with limited inventory and high barriers to entry. This offering is priced to sell, as the ownership is relocating, presenting a unique chance to acquire a proven operation in a premier setting.

Purchase Price: \$150,000 (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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Map

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

