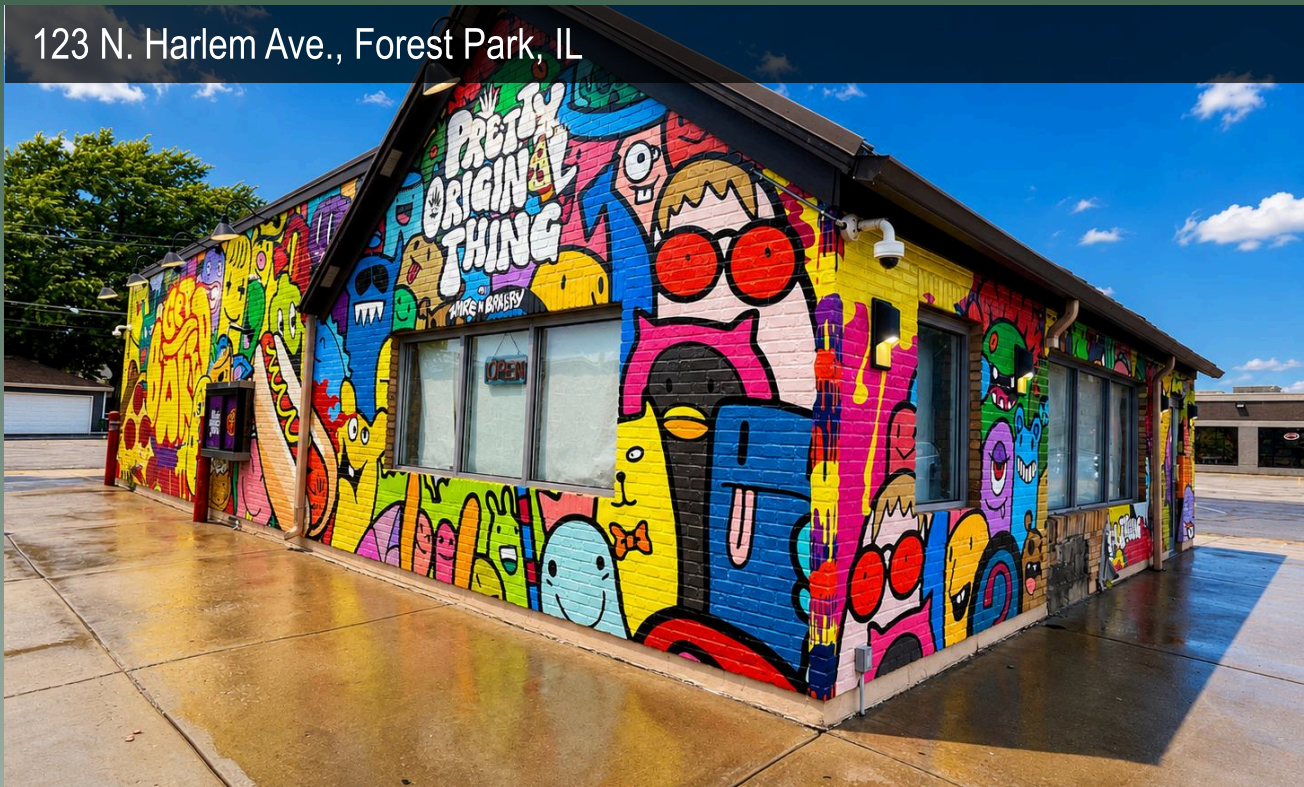


Western Suburb

Free-standing restaurant with drive-thru and parking,
business for sale.

123 N. Harlem Ave., Forest Park, IL



Business Description

Rare opportunity to acquire a fully built-out and equipped freestanding restaurant with a drive-thru lane, pylon signage, and ample on-site parking. The property sits directly on the Forest Park / Oak Park border, three blocks from the CTA Green Line station and the Metra stop. Illinois recently enacted legislation (SB 3222, signed June 12, 2026) permitting licensed cannabis dispensaries to offer drive-thru and curbside service — given the property's existing drive-thru lane and B-2 commercial zoning, this location may also merit a look from a licensed cannabis or medical dispensing operator, subject to Village approval.

Purchase Price:	\$399,000 (Bus.)	Property Taxes:	\$20.22/SF
Lease Rate:	\$37.22/SF NNN	OpEx:	N/A
Size (Approx.):	1,780 SF Bldg., 17,952 SF Lot	Licenses:	N/A

For additional information or to schedule a showing, contact:

Monica Palermo, Broker	312-575-0480, Ext. 115 312-714-4422 (Cell) monicapalermo@kudangroup.com	Georg Simos, Broker	312-575-0480, Ext. 113 773-294-4065 (Cell) georg@kudangroup.com
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1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics		
Population	1-Mile	5-Mile
2022 Population	41,252	
2027 Population	41,950	
Annual Growth 2022-2027	1.69%	
Households		
2022 Households	20,017	242,099
Annual Growth 2022-2027	1.6%	
Income		
Avg. Household Income	\$89,933	\$69,462

Source: Costar

Nearby Businesses

Dunkin'	Jewel-Osco
Walgreens	Bloc Dispensary
Sploot Veterinary Care	Pep Boys
7-Eleven	Barnes & Noble
Rush Oak Park Hospital	Concordia University Chicago

Location: Forest Park

Located approximately 10 miles west from Chicago's downtown loop area, Forest Park, Illinois, combines the unlimited resources of an urban setting with a small town sense of community, making it an exceptional place in which to live, work and do business. Forest Park boasts first class dining at any number of fine eateries and pubs, and plays host to a variety of regionally attended events every year. Having been crowned “The best in neighborhood dining” according to a Chicago Tribune readers poll, and with a variety restaurants to choose from, the culinary community of Forest Park offers something for everyone.

-- forestpark.net, photo source: CoStar

Map

On North Harlem Ave. between Dixon St and Franklin St.

