



KG | KUDAN GROUP
COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

Restaurant & Music Venue with Outdoor Patio

10 S. Vail Ave. #2 Arlington Heights, IL 60005

PROPERTY SUMMARY

Offering Price	\$1,750,000.00
Building SqFt	±4,000
Property Type	Commercial Condo
Parcel ID	03-29-346-036-1002
Village	Arlington Heights
County	Cook
Frontage	50 Ft
Current Use	Venue, Restaurant, Bar
Occupancy	±300

INVESTMENT SUMMARY

10 S. Vail Avenue is ideally positioned in the heart of Downtown Arlington Heights, one of the Northwest Suburbs' most established and walkable dining, entertainment and commercial districts. The Property is situated within the Vail Avenue/Campbell Street corridor, surrounded by restaurants, bars, live entertainment, retail, residential condominiums and community gathering spaces. Downtown Arlington Heights offers a pedestrian-oriented environment where patrons can easily combine dining, entertainment and nightlife within a few blocks. The Arlington Heights Metra Station is approximately two blocks away, providing direct service to Chicago's Ogilvie Transportation Center, while multiple public parking garages—including the Vail Avenue Garage adjacent to the Property—provide convenient parking for downtown visitors.

The Property's approximately 4,000-square-foot restaurant and music-venue configuration, with capacity for approximately 300 guests, is exceptionally suited to the established entertainment character of the immediate area. The Property is directly across from Harmony Park and within an active concentration of dining and entertainment destinations, including Big Shot Piano Lounge & Restaurant, Peggy Kinnane's Irish Restaurant & Pub and Metropolis Performing Arts Centre. Downtown programming, including the seasonal Arlington Alfresco outdoor dining initiative, further enhances pedestrian activity throughout the district.



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INVESTMENT HIGHLIGHTS

- **Prime Downtown Location:** Heart of Downtown Arlington Heights, directly across from Harmony Park.
- **4,000 SF Commercial Condo:** Restaurant and entertainment venue with 300-person occupancy.
- **Turnkey Music Venue & Restaurant:** Purpose-built concert space with professional sound, lighting and acoustic treatment. Large commercial kitchen, center bar, high end finishes and opening storefront windows.
- **Flexible Two-Room Layout:** Venue and Lounge can be combined for larger events and varied programming.
- **Large Outdoor Patio:** Expanded outdoor dining during Arlington Alfresco, May–September.
- **High-Traffic Event Location:** Sounds of Summer draws 3,000–4,000 attendees per event to downtown.
- **Proven Entertainment Destination:** Established music venue with a history of hosting nationally recognized performers.
- **Multiple Use Opportunities:** Well suited for live music, dining, private events and experiential entertainment.





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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KUDAN GROUP ADVISOR FOR MORE DETAILS.

Exclusively Presented By

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