



PRIME CORNER RETAIL/RESTAURANT LOCATION FOR SALE

PROPERTY HIGHLIGHTS:

- Situated at a corner location with approximately 60,000 +/- vehicles per day
- Newly renovated restaurant space - interior & exterior
- All-seasons patio and beer garden
- On-site paved surface parking for 32 vehicles
- Licenses for video gaming
- Neighboring gaming cafe (Jokers) also available for purchase

PROPERTY CHARACTERISTICS:

- Building Square Feet: 4,485 SF
- Lot Size: 15,554 SF
- Zoning: B-2, "General Business"

OFFERING SUMMARY:

- Asking Price: \$850,000*

*The asking price is inclusive of the existing FF&E that is currently on-site

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

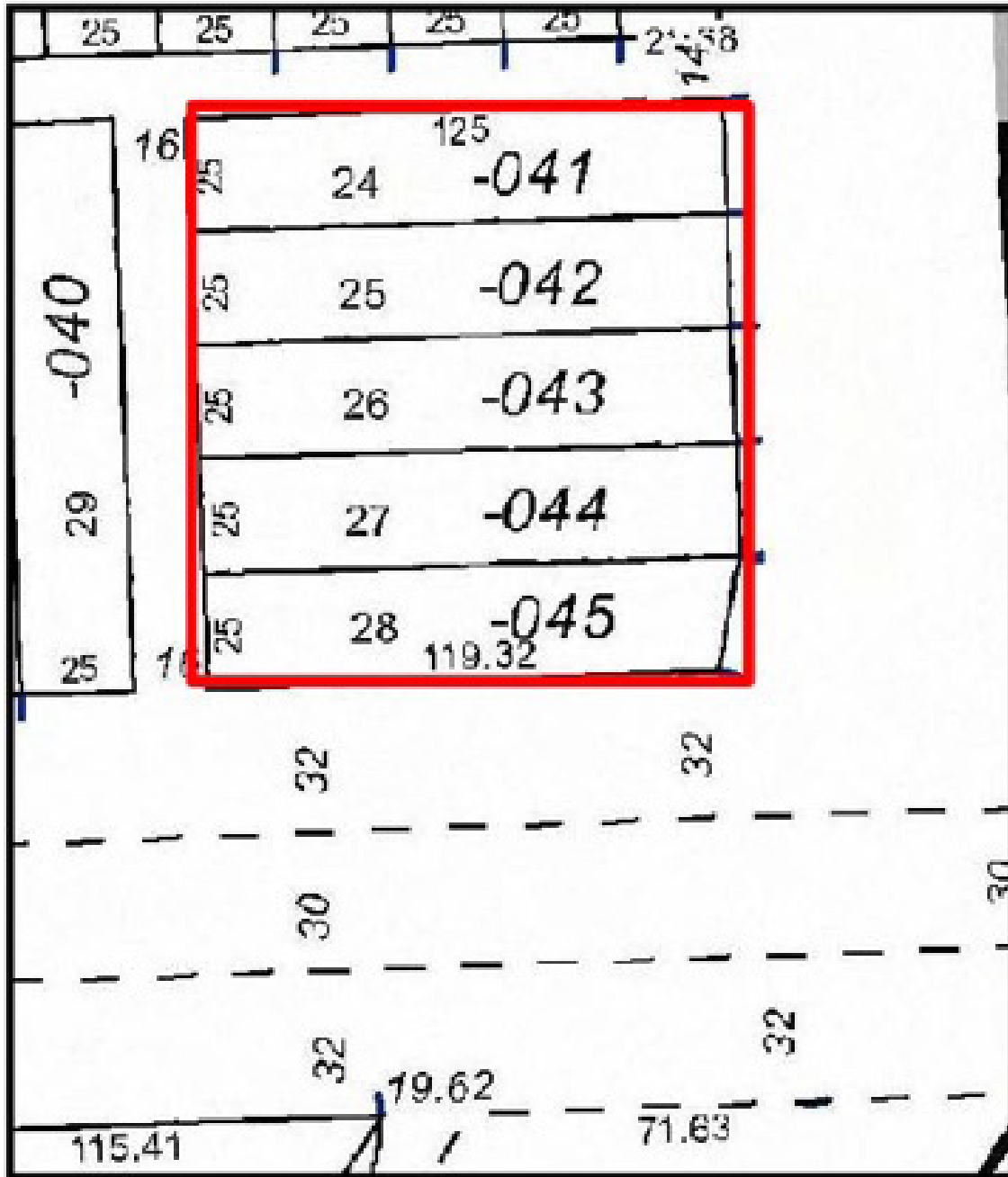


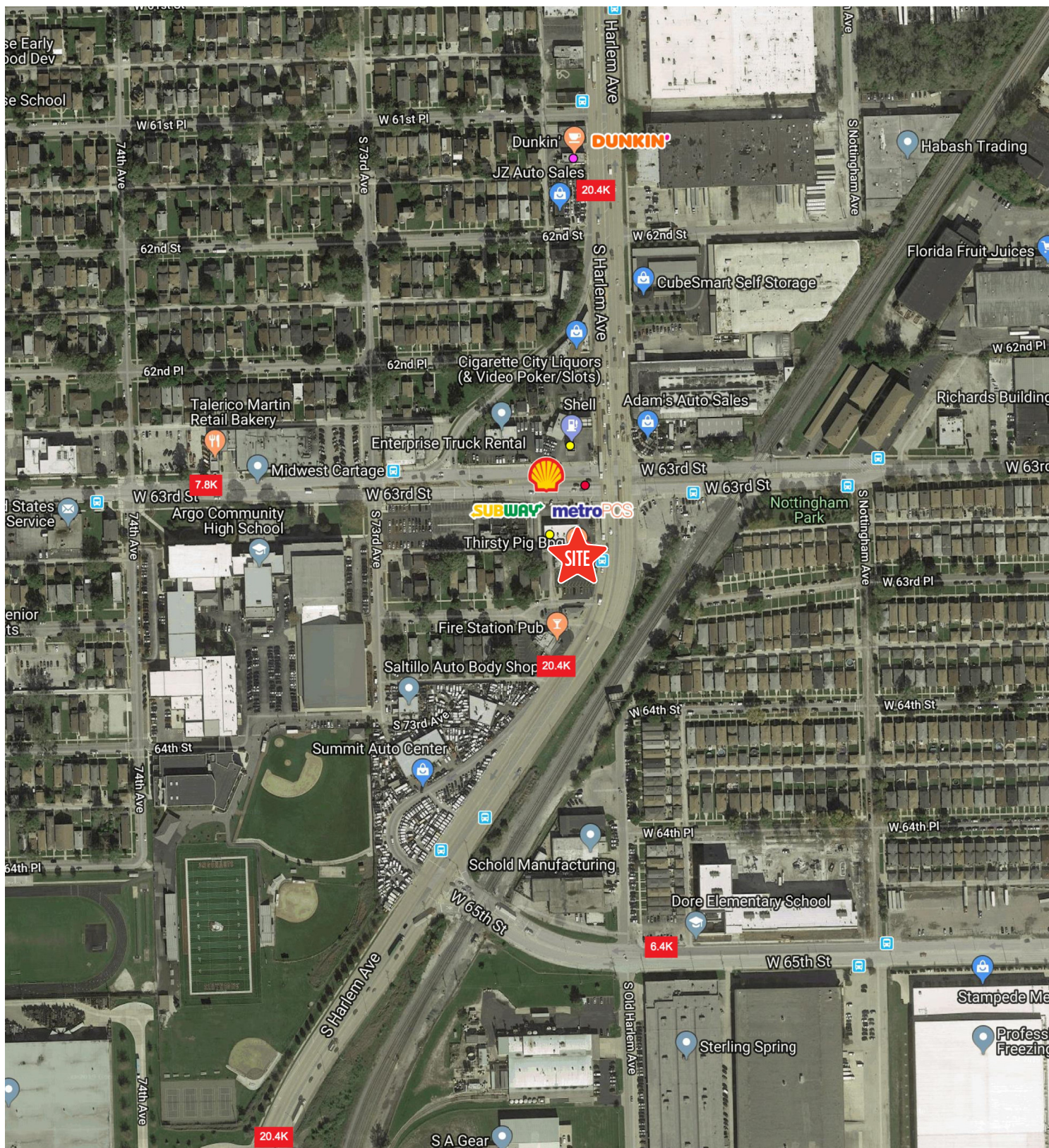












6312 S Harlem Ave		1 mi radius	3 mi radius	5 mi radius
Summit, IL 60501				
POPULATION	2019 Estimated Population	18,362	109,624	418,239
	2024 Projected Population	17,938	105,663	402,278
	2010 Census Population	18,270	111,398	426,009
	2000 Census Population	17,522	108,534	409,540
	Projected Annual Growth 2019 to 2024	-0.5%	-0.7%	-0.8%
	Historical Annual Growth 2000 to 2019	0.3%	-	0.1%
	2019 Median Age	36.2	36.8	36.0
HOUSEHOLDS	2019 Estimated Households	6,679	40,512	147,140
	2024 Projected Households	6,725	40,390	146,385
	2010 Census Households	6,334	39,148	142,182
	2000 Census Households	6,386	39,821	144,260
	Projected Annual Growth 2019 to 2024	0.1%	-	-0.1%
	Historical Annual Growth 2000 to 2019	0.2%	-	0.1%
RACE AND ETHNICITY	2019 Estimated White	68.2%	74.6%	68.9%
	2019 Estimated Black or African American	7.3%	5.0%	6.8%
	2019 Estimated Asian or Pacific Islander	2.2%	2.8%	2.7%
	2019 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.5%
	2019 Estimated Other Races	21.7%	17.1%	21.1%
	2019 Estimated Hispanic	47.6%	36.7%	43.6%
INCOME	2019 Estimated Average Household Income	\$83,614	\$79,190	\$80,722
	2019 Estimated Median Household Income	\$71,855	\$66,961	\$67,963
	2019 Estimated Per Capita Income	\$30,473	\$29,302	\$28,439
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	11.4%	8.7%	9.7%
	2019 Estimated Some High School (Grade Level 9 to 11)	8.7%	8.7%	7.7%
	2019 Estimated High School Graduate	32.5%	34.5%	31.8%
	2019 Estimated Some College	20.1%	20.7%	19.4%
	2019 Estimated Associates Degree Only	7.8%	7.7%	7.3%
	2019 Estimated Bachelors Degree Only	13.2%	13.3%	15.7%
	2019 Estimated Graduate Degree	6.1%	6.3%	8.4%
BUSINESS	2019 Estimated Total Businesses	455	2,923	12,242
	2019 Estimated Total Employees	6,619	47,662	159,336
	2019 Estimated Employee Population per Business	14.5	16.3	13.0
	2019 Estimated Residential Population per Business	40.3	37.5	34.2