

FOR SALE OR GROUND LEASE

±1.35 ACRE RESTAURANT PARCEL

751 N. MILWAUKEE AVENUE
WHEELING, ILLINOIS 60090

PROPERTY HIGHLIGHTS

- ±1.35 Acre pad site
- Permissible Building Area - 9,500 SF
- ASKING PRICE: \$995,000
- ASKING GROUND RENT: \$115,000/YR
- PIN: 03-02-200-103
- Significant site work already completed including parking lot, drive aisles, and detention
- Cross access/parking throughout

- Located within the Westin Chicago Northshore Hotel development (412 guest rooms)
- Co-tenants include: Twin Peaks, Cooper's Hawk Winery & Restaurant, Saranello's Restaurant Italiano, Spears Bourbon Burgers Beer, Dunkin Donuts, Subway, Massage Envy and Devon Bank
- Located within Milwaukee Avenue's "restaurant row" featuring upscale national and local restaurants (area restaurant survey included)
- Multiple points of access including signalized full motion curb cut
- High traffic counts on Milwaukee Avenue and Lake Cook Road
- Above average incomes in immediate area
- Significant daytime population within the trade area



FOR MORE INFORMATION PLEASE CONTACT

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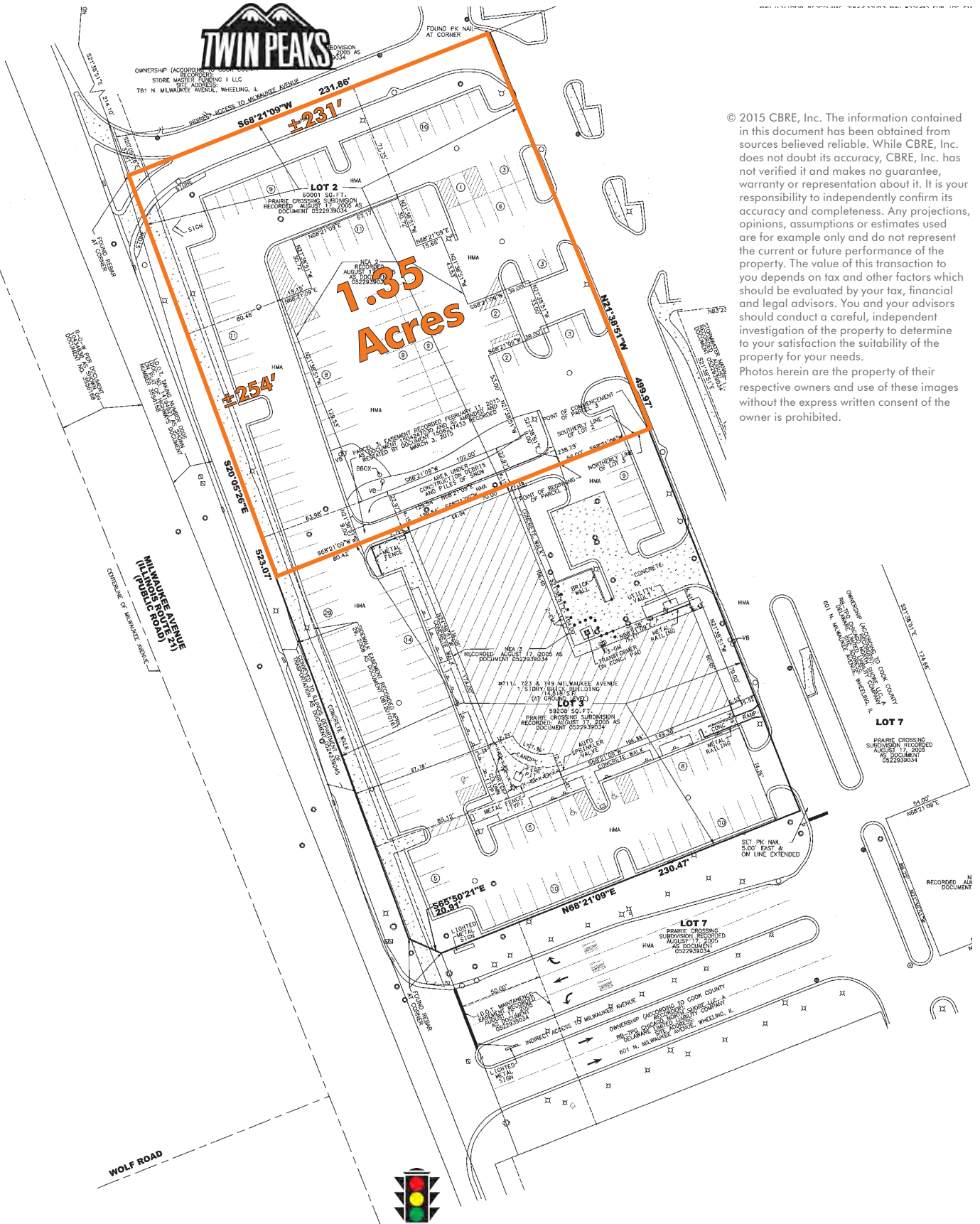
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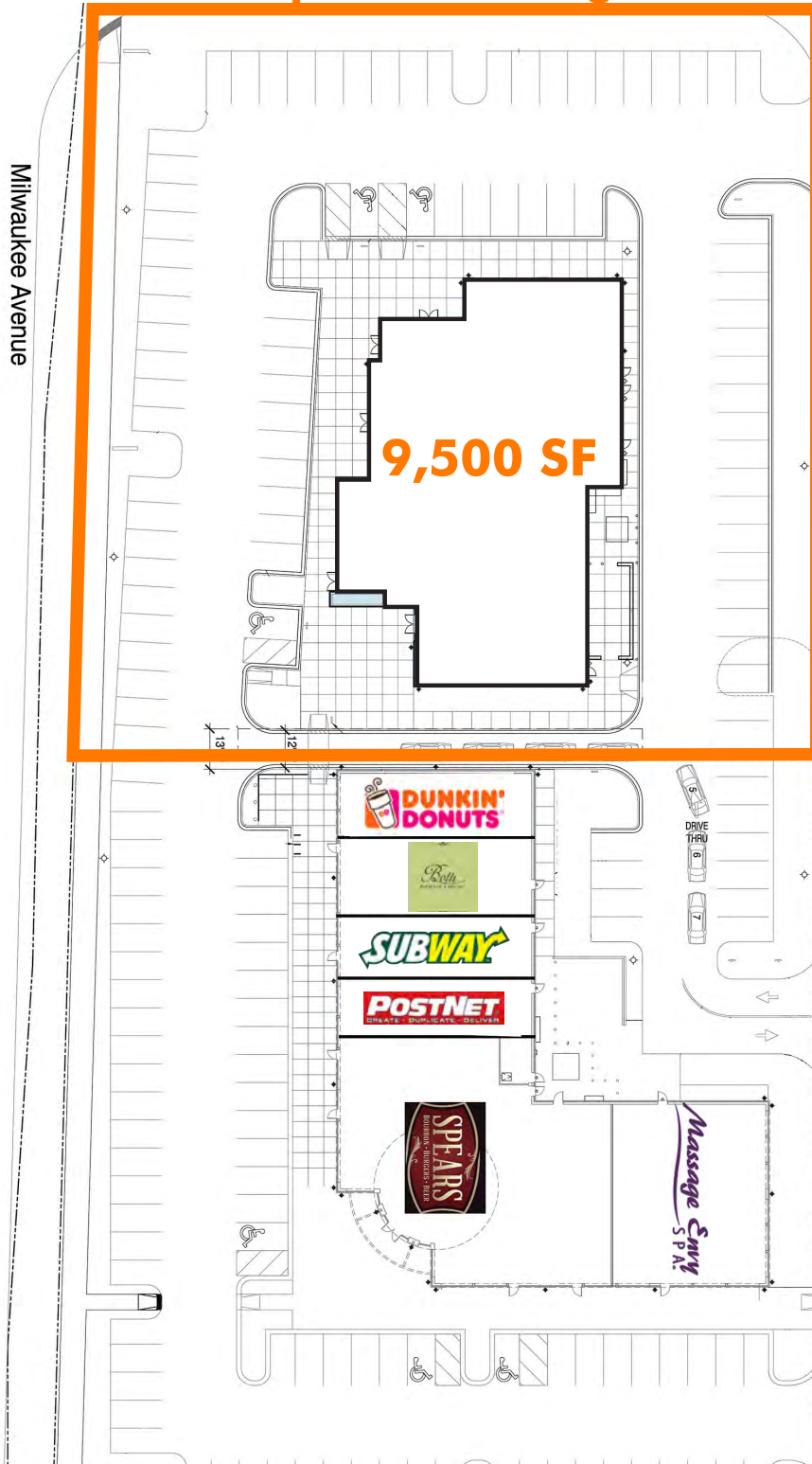


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Conceptual Building Plan

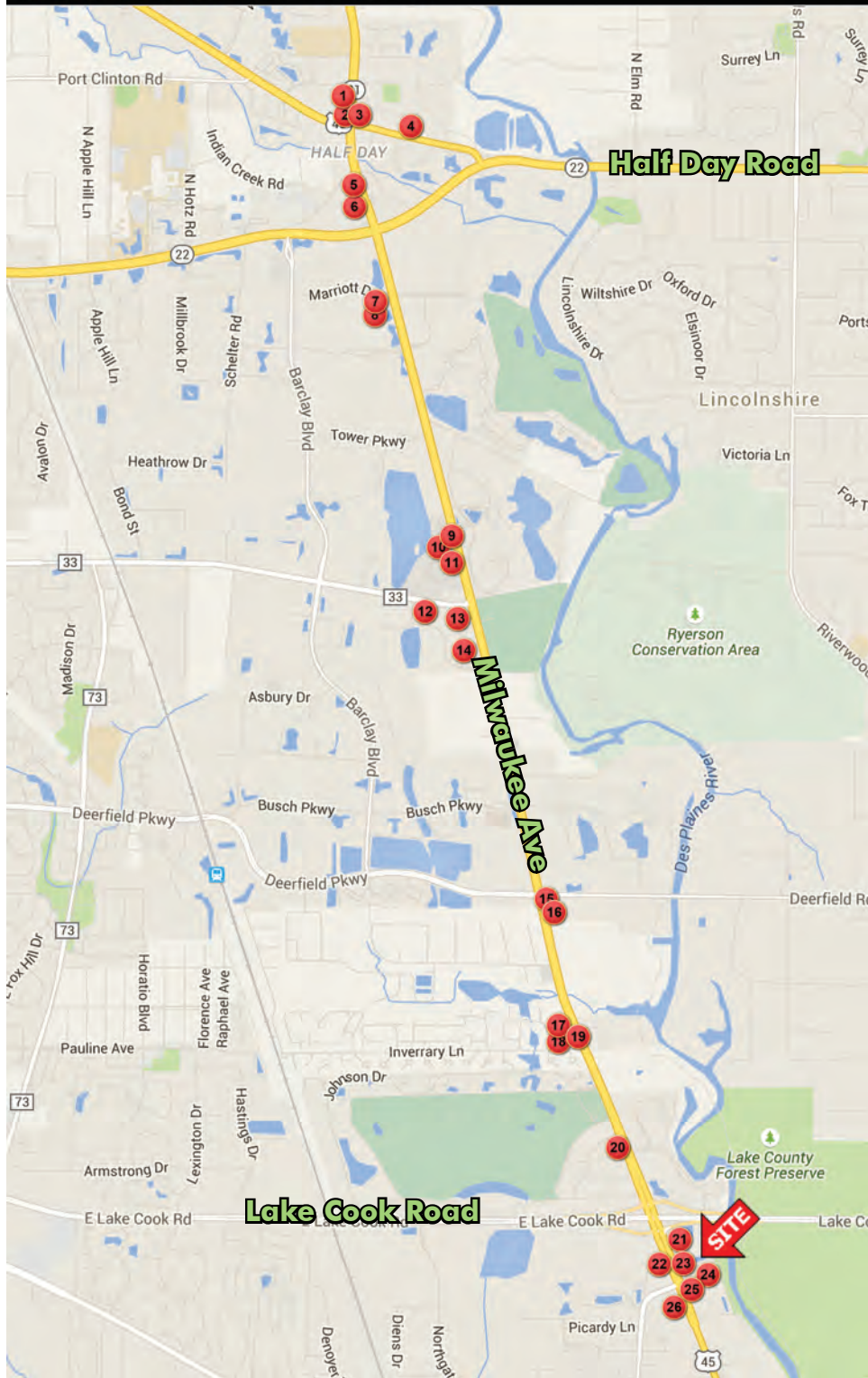


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MILWAUKEE AVENUE RESTAURANT ROW

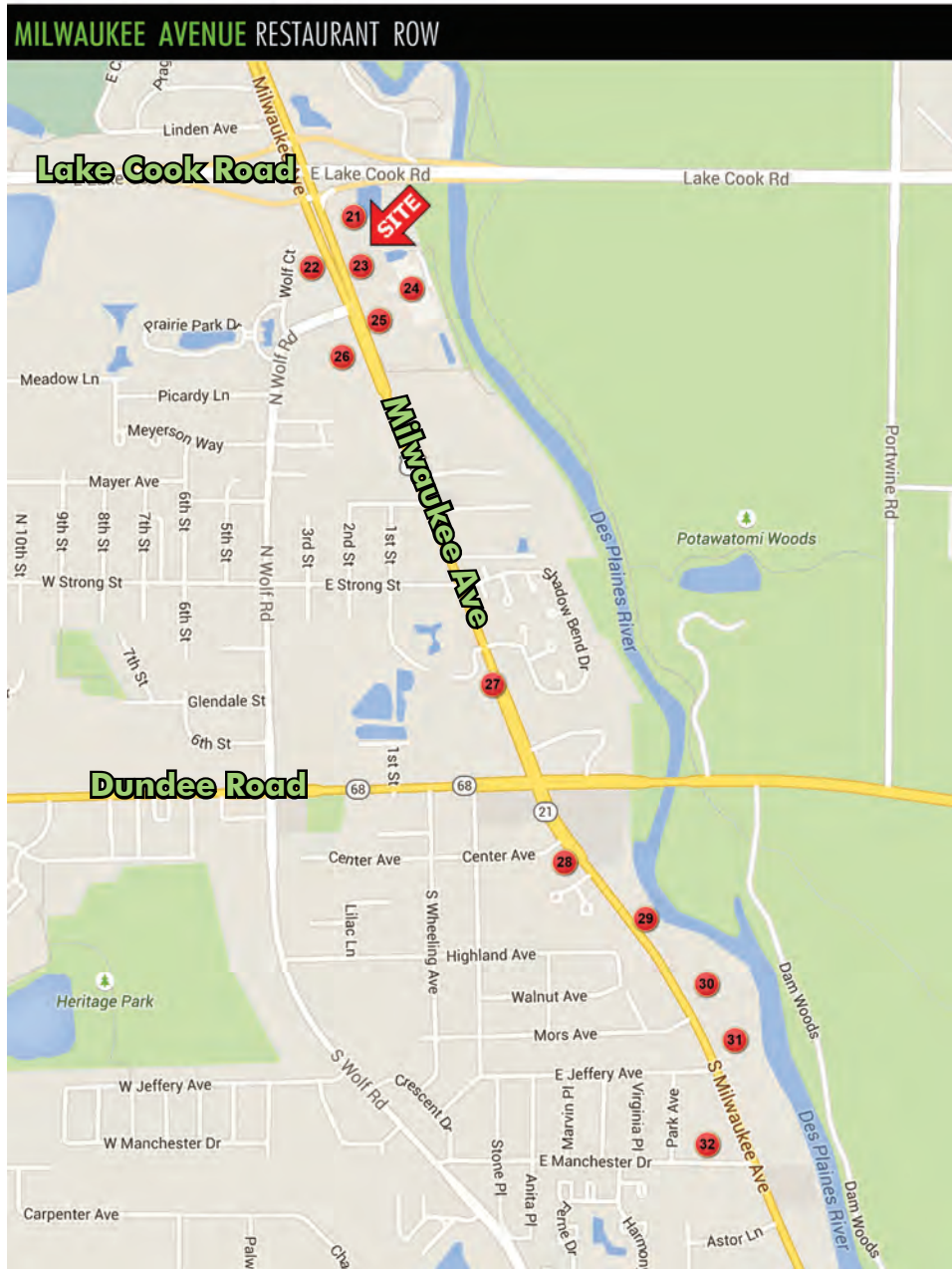


- 1 Real Urban BBQ
- 2 Beer Market
- 3 Eddie Merlots
- 4 Egg Harbor
- 5 Simon Lins Asian Bistro
- 6 Bonta
- 7 Walker Bros Pancake House
- 8 Sullivans Steakhouse
- 9 Cheesecake Factory
- 10 Kona Grill
- 11 Fleming's Steakhouse
- 12 Red Robin
- 13 Wildfire
- 14 Big Bowl
- 15 Flame Charhouse
- 16 Kogii Kogii Korean BBQ
- 17 Rosati's
- 18 Pete Millers
- 19 Wool Korean
- 20 Mi Mexico
- 21 Twin Peaks
- 22 Ram Restaurant
- 23 Spears
- 24 Saranellos
- 25 Coopers Hawk
- 26 Buca Di Beppo

MILWAUKEE AVENUE RESTAURANT ROW - LAKE COOK ROAD NORTH

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- 21 Twin Peaks
- 22 Ram Restaurant
- 23 Spears
- 24 Saranellos
- 25 Coopers Hawk
- 26 Buca Di Beppo
- 27 Benihana
- 28 Rise & Dine Pancake House
- 29 D'Agostinos Pizza
- 30 Super Dawg
- 31 Bob Chinn's
- 32 Tuscany

MILWAUKEE AVENUE
RESTAURANT ROW - LAKE COOK ROAD SOUTH

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DEMOGRAPHICS	1 mile	3 miles	5 miles
POPULATION	7,157	80,908	226,145
ESTIMATED HOUSEHOLDS	2,887	31,751	86,924
AVG HH INCOME	\$80,695	\$114,562	\$131,551
DAYTIME POPULATION	7,134	80,641	214,344



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