

**CRE** ADVISING



# 20 WEST GOLF ROAD

**RETAIL/RESTAURANT BUILDING FOR SALE**

NORTHWEST SUBURBS - DES PLAINES

# PROPERTY DETAILS

## OVERVIEW

Looking for an exceptional investment opportunity in the Northwest suburbs of Chicago? Look no further than 20 W. Golf Road! This prime commercial property is perfect for an investment buyer or owner-user need of a diner, grill, or fast food/fast casual restaurant. The building boasts 2,800 SF of space and sits on 0.48 acres of land, with parking space for approximately 40 cars. The location sees an impressive 27,900 vehicles per day along Golf Road, plus an additional 16,300 vehicles per day along S Mount Prospect Rd and is equidistant to both downtown Des Plaines and Mount Prospect and a quick drive to O'Hare International Airport. Don't miss out on this incredible opportunity! Contact us today to schedule a viewing!

## SIZE

- ▶ Building: 2,800 square feet
- ▶ Lot: 20,909 square feet (0.48 acres)

## PRICE

- ▶ Subject to offer

## PROPERTY HIGHLIGHTS

- ▶ Zoned C-3
- ▶ Built in 2007
- ▶ 2<sup>nd</sup> generation, turn-key, fast casual restaurant
- ▶ Existing drive-thru
- ▶ Fully equipped kitchen
- ▶ FF&E included in sale
- ▶ 159' frontage along the highly trafficked Golf Rd.
- ▶ Parking on-site for approximately 40 cars
- ▶ Perfect for investment buyer or owner-user (grill, diner, fast food/fast casual)

## AREA HIGHLIGHTS

- ▶ Located next to Marathon and is close to Mariano's, Walgreens, Binny's, and the Aberdeen Animal Hospital
- ▶ Solid residential area with by multiple schools, churches, and community parks
- ▶ 6 min drive to downtown Des Plaines and downtown Mt. Prospect
- ▶ 15 min to O'Hare International Airport

## DEMOGRAPHICS

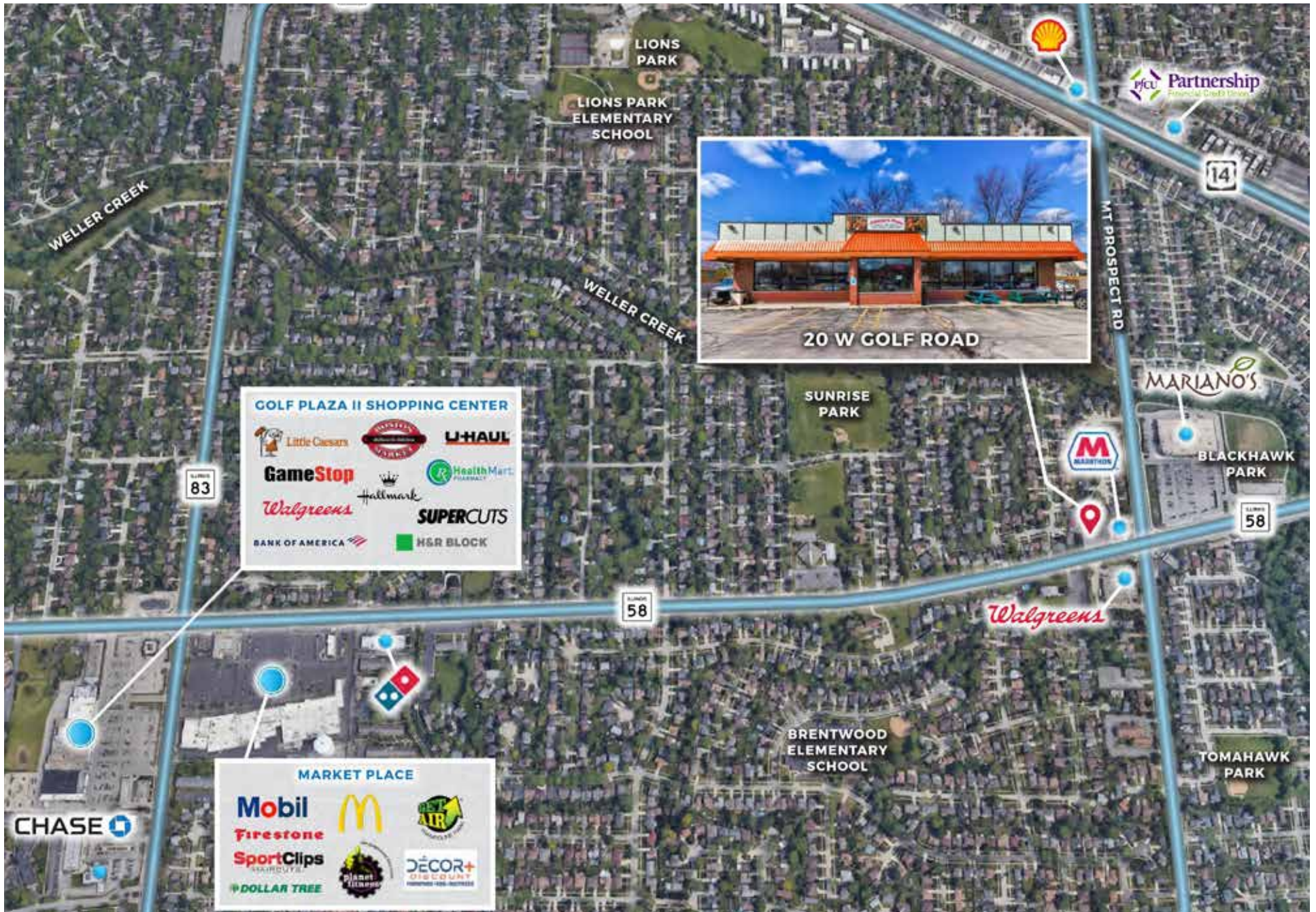
	1 MI	3 MI
TOTAL HOUSEHOLDS	5,653	47,694
MEDIAN HH INCOME	\$104,598	\$74,982
TOTAL POPULATION	15,372	122,585
DAYTIME EMPLOYEES	3,499	61,397



# PROPERTY AERIAL



# AREA MAP



# BUILDING PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS







**20 WEST**  
**GOLF ROAD**  
**DES PLAINES, IL 60016**

EXCLUSIVE AGENTS

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