



5,085 SF RESTAURANT ON 1.46 AC FOR SALE OR LEASE

FREESTANDING RESTAURANT AVAILABLE

604 N MILWAUKEE AVE, WHEELING, IL

FOR SALE OR LEASE



CONTACT: SHARON BAR-SHALOM sbarshalom@metrocre.com 847.780.1299 // **GARY GREENFIELD** ggreenfield@metrocre.com 847.412.9898

PROPERTY HIGHLIGHTS

- 1.46 AC Redevelopment Opportunity in “Restaurant Row”
- Property Located in Wheeling’s North TIF District
- City Offering Restaurant Build-out Assistance Grant (up to \$150,000)
- New F&B Concepts Launching in Immediate Market Area
- Two Monument Signs along Milwaukee Avenue

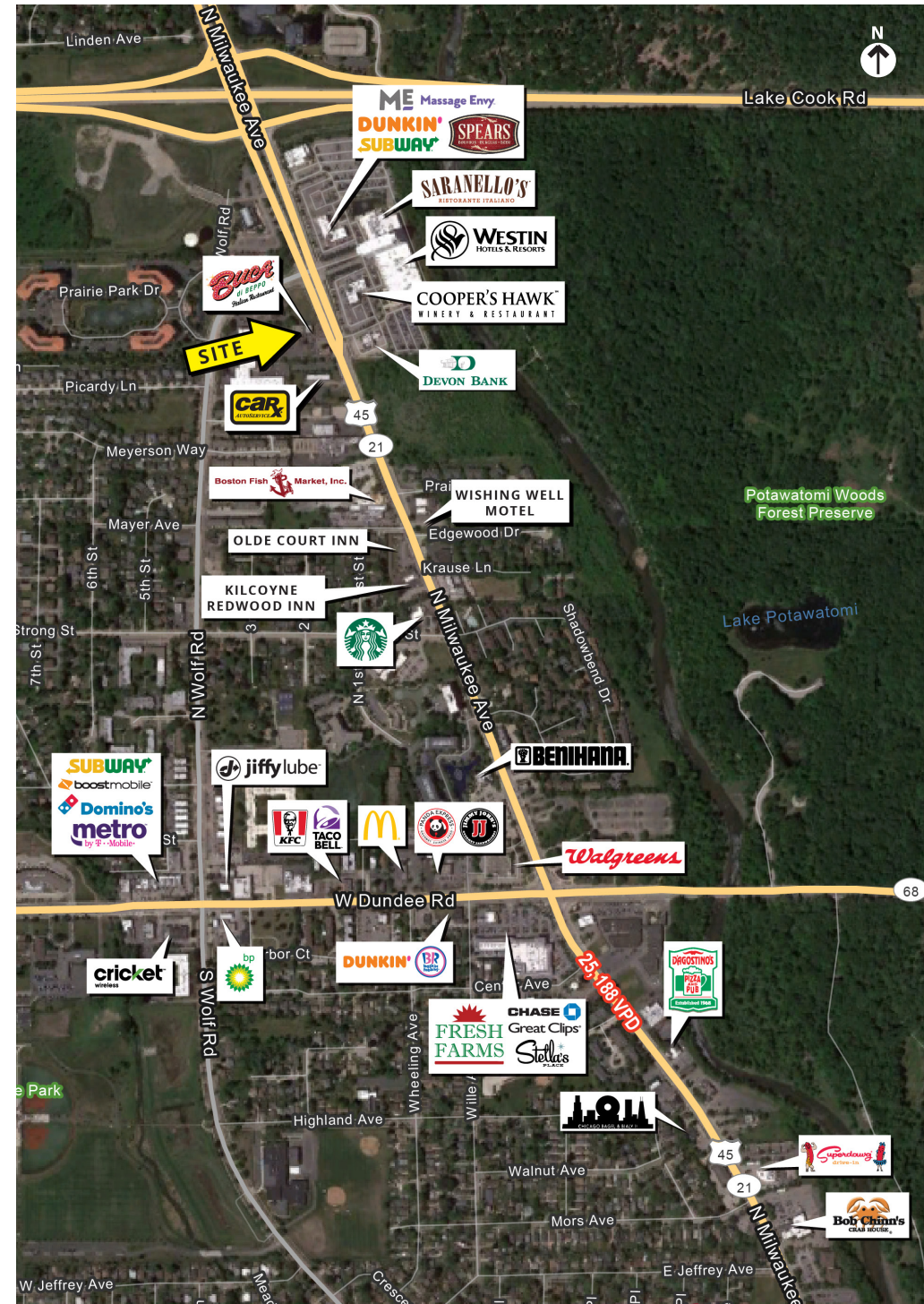
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,719	83,525	228,136
DAYTIME POPULATION	6,710	78,965	155,247
HOUSEHOLDS	3,284	18,624	46,769
AVG HH INCOME	\$72,256	\$93,068	\$135,775

TRAFFIC COUNTS

N MILWAUKEE AVE	24,079 VPD
N WOLF RD	2,734 VPD

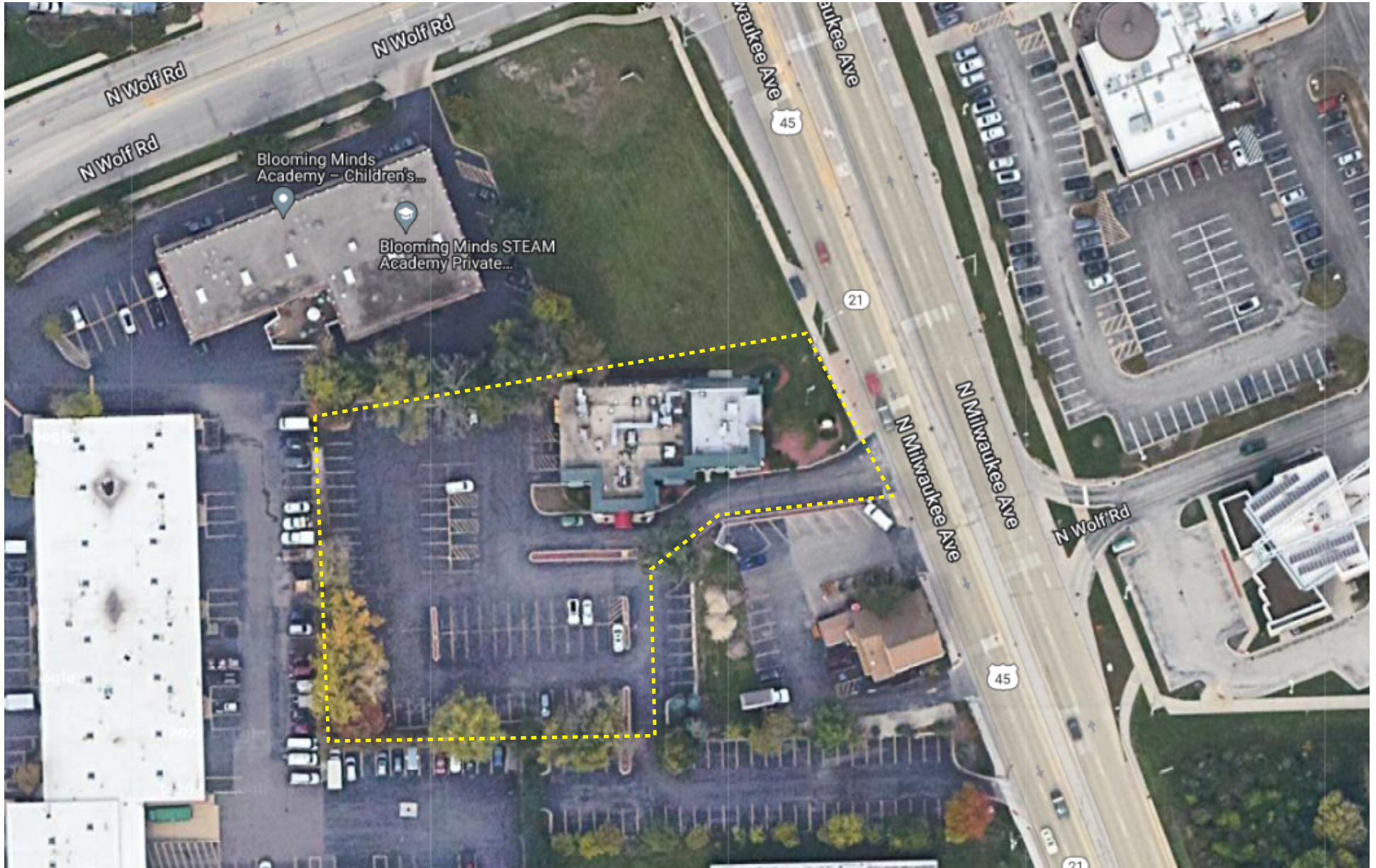
AREA TENANTS INCLUDE



FREESTANDING RESTAURANT AVAILABLE

604 N MILWAUKEE AVE, WHEELING, IL

FOR SALE OR LEASE



CONTACT
INFORMATION:

SHARON BAR-SHALOM
sbarshalom@metrocre.com
847.780.1299

GARY GREENFIELD
ggreenfield@metrocre.com
847.412.9898

56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com

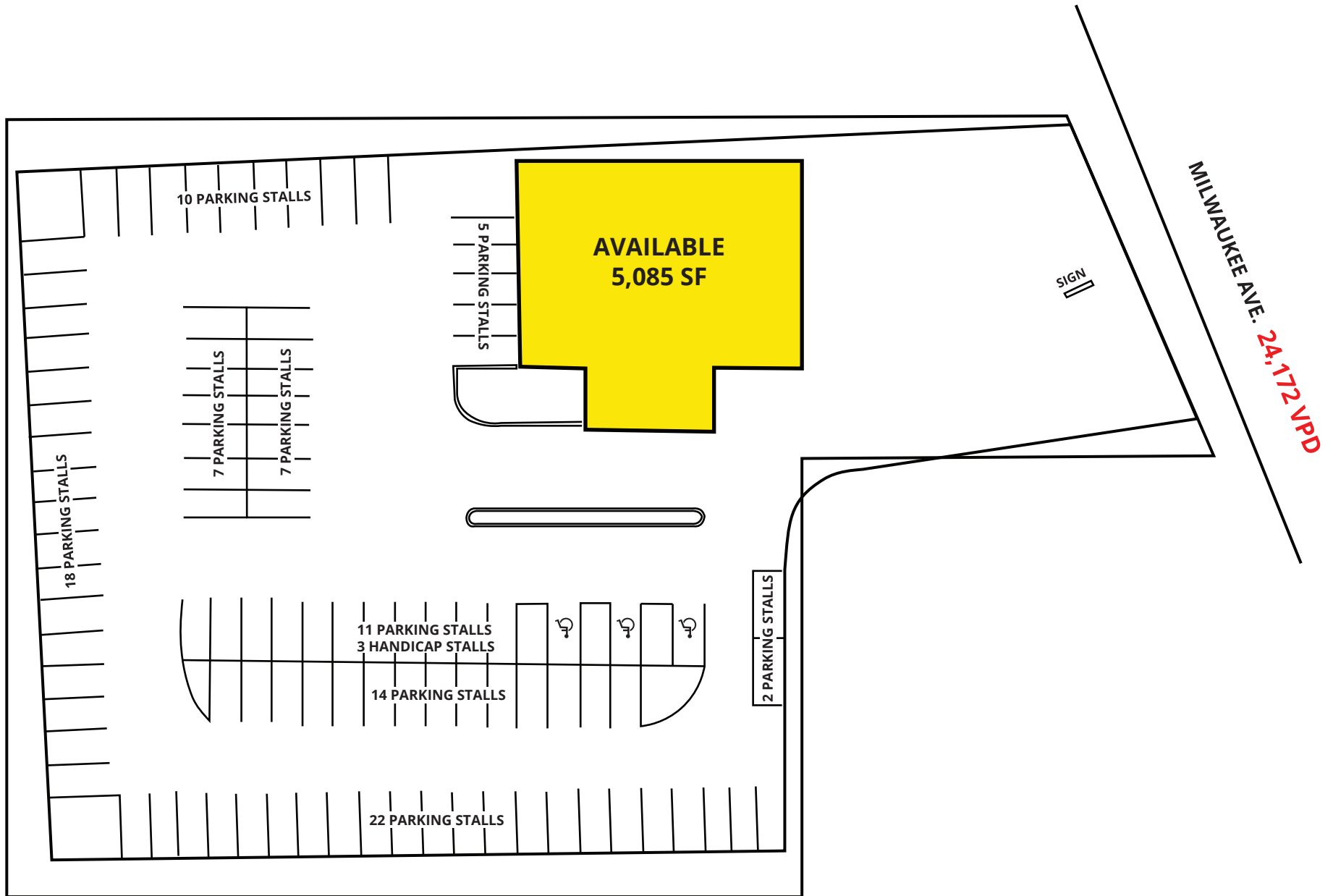


METRO
COMMERCIAL REAL ESTATE

FREESTANDING RESTAURANT AVAILABLE

604 N MILWAUKEE AVE, WHEELING, IL

FOR SALE OR LEASE



CONTACT
INFORMATION:

SHARON BAR-SHALOM
sbarshalom@metrocre.com
847.780.1299

GARY GREENFIELD
ggreenfield@metrocre.com
847.412.9898

56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com



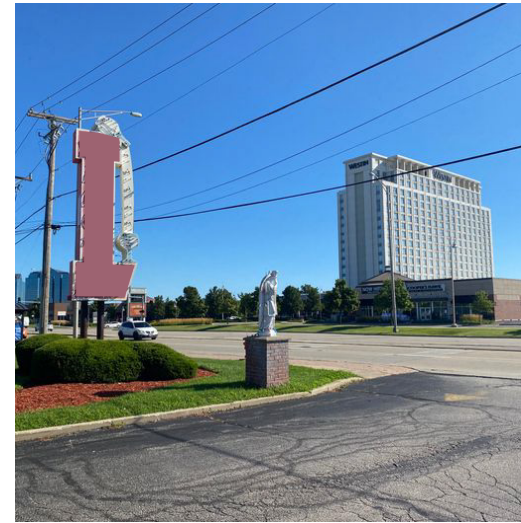
METRO
COMMERCIAL REAL ESTATE

FREESTANDING RESTAURANT AVAILABLE

604 N MILWAUKEE AVE, WHEELING, IL

FOR SALE OR LEASE

ADDITIONAL PHOTOS



CONTACT
INFORMATION:

SHARON BAR-SHALOM
sbarshalom@metrocre.com
847.780.1299

GARY GREENFIELD
ggreenfield@metrocre.com
847.412.9898

56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com



METRO
COMMERCIAL REAL ESTATE