



FREE-STANDING FAST-FOOD RESTAURANT ON HIGH VISIBILITY IRVING PARK RD

123 W IRVING PARK RD

BENSENVILLE, IL

WWW.BENSENVILLE.GOV

FOR SALE

CONTACT: RICK SCARDINO rick@metrocre.com 708.921.1044





PROPERTY HIGHLIGHTS

- Turn Key QSR - 2,344 SF on +/- 3/4 Acre
- Ideal pad site for national brand!
- New luxury apartment development with appx 142 units within walking distance
- McDonald's located across the street / Burger King adjacent
- Located near Bensenville's large industrial park
- Positioned on a main artery to O'Hare Cargo (operations run 24/7, 365 days a year)
- Main Post Office in Cargo
- Surrounded by 200,000+ employees
- Low DuPage County +/- \$14,900 property taxes
- Established well known restaurant - over 50 years

- Liquor/gaming licenses (Would need to reapply for both)
- Turnkey with minimal alterations
- New HVAC & ductwork; 3-5 ton units on roof
- Seats 62 inside/ patio seats 40
- 35 parking spots

NEAR-BY AREA TENANTS



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INFORMATION:

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56 Skokie Valley Road
Highland Park, Illinois 60035

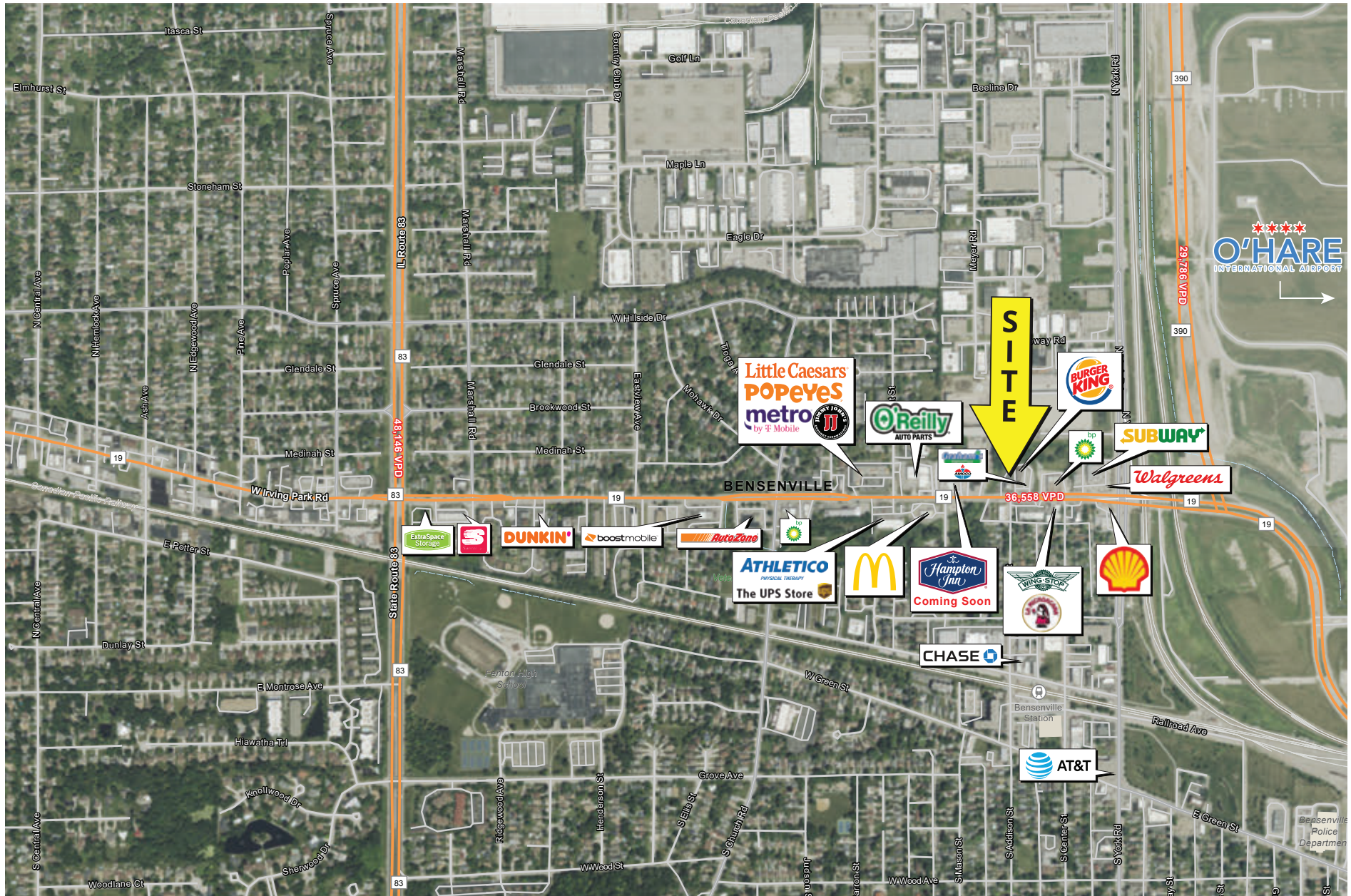
www.MetroCRE.com



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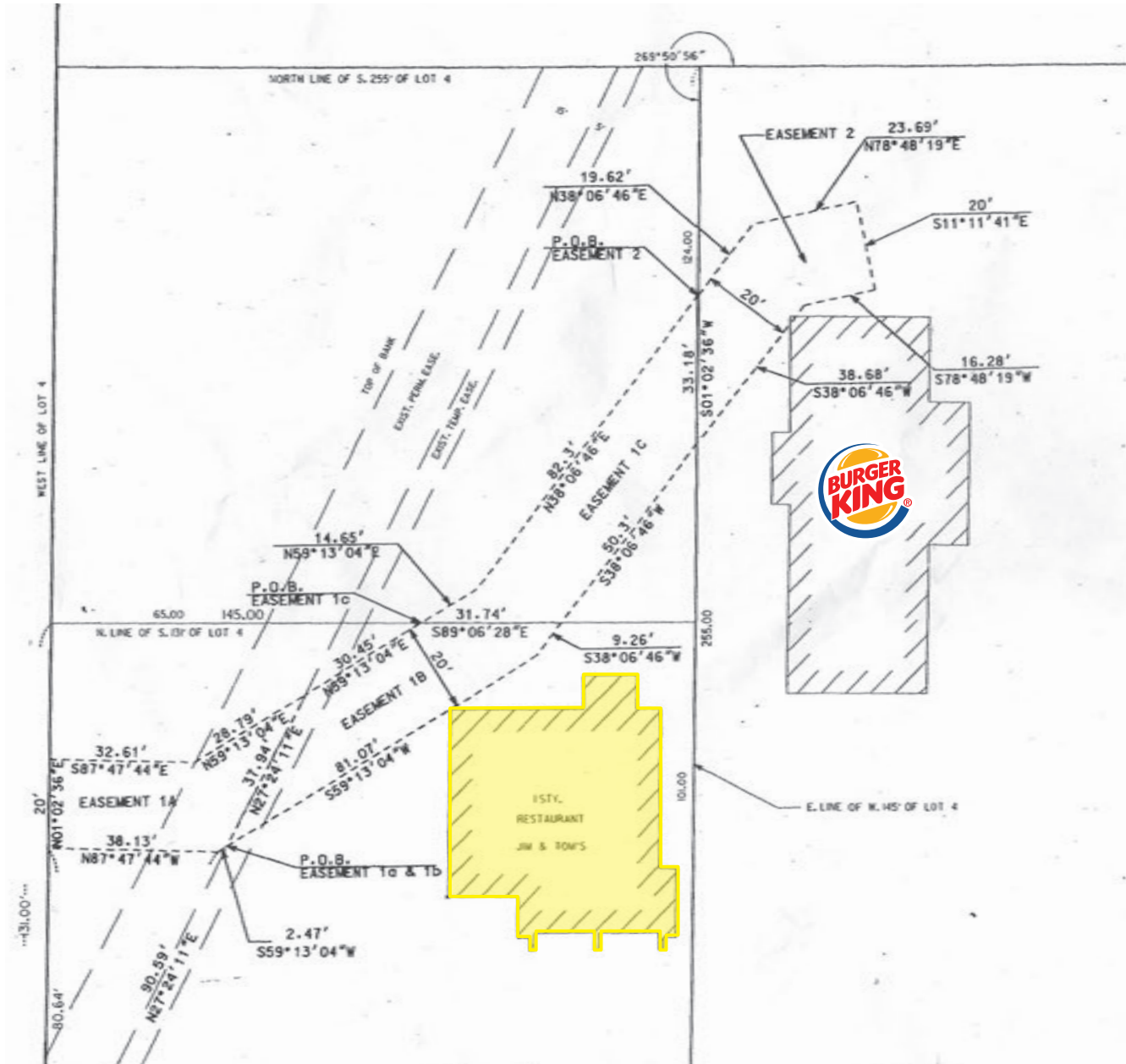
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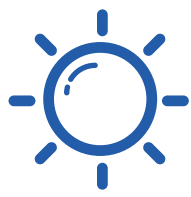
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DEMOGRAPHICS

[CLICK HERE FOR FULL DEMOGRAPHICS REPORT](#)

		1 MILES	3 MILES	5 MILES
	TOTAL POPULATION	10,348	44,671	213,231
	DAYTIME POPULATION	9,523	95,426	328,018
	HOUSE HOLDS	3,448	16,067	78,208
	AVG HH INCOME	\$105,317	\$118,900	\$131,373

LEARN MORE ABOUT BENSENVILLE: (CLICK BELOW!)



LOCATED IN THE THRIVING VILLAGE OF BENSENVILLE, IL
SITUATED JUST 17 MILES NORTHWEST OF CHICAGO, BENSENVILLE IS A DYNAMIC COMMUNITY OFFERING A STRONG MIX OF RESIDENTIAL AND INDUSTRIAL USES.