

FOR LEASE

580 N. KINZIE

Bradley, IL 60915



PROPERTY DESCRIPTION

Remodeled restaurant on busy Highway, 1.75 acres and 70+ parking spaces.

- 5' golden grill gas
- 1 deep fryer
- 4 compartment steam table with overhead heat
- 2-6' cold prep table with refrigeration
- 9' prep table
- 8' prep table with hand sink
- 1-14' hood with tempered air (Ansul system)
- 1'18' hood with tempered air (Ansul system)
- Dish tables
- 2-3 compartment sinks
- Ice machine
- Walk-in cooler and freezer
- 12 counter top height chairs
- 2 high top tables
- 30 booths
- 6 top tables with 4 chairs each
- Shelving in storage areas

OFFERING SUMMARY

Lease Rate:	\$7,000 per month (NNN)
Available SF:	6,500 SF
Lot Size:	1.75 Acres
Building Size:	6,500 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,062	26,400	40,395
Total Population	2,822	72,618	110,362
Average HH Income	\$61,604	\$54,791	\$61,346

MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

JEFF BENNETT

815.922.6505
jbennett@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

F O R L E A S E

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LEASE RATE **\$7,000 PER MONTH**

LOCATION INFORMATION

Street Address	580 N. Kinzie
City, State, Zip	Bradley, IL 60915
County/Township	Kankakee
Road Type	Paved
Nearest Highway	Property is on Route 50. Few miles from I-57.
Nearest Airport	Midway

BUILDING INFORMATION

Building Size	6,500 SF
Price / SF	-
Tenancy	Single
Number Of Floors	1
Load Factor	Yes
Condition	Good
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Zoning	Commercial
Lot Size	1.75 Acres
APN#	17-09-21-300-013

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	70

UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	0
Number Of Escalators	0

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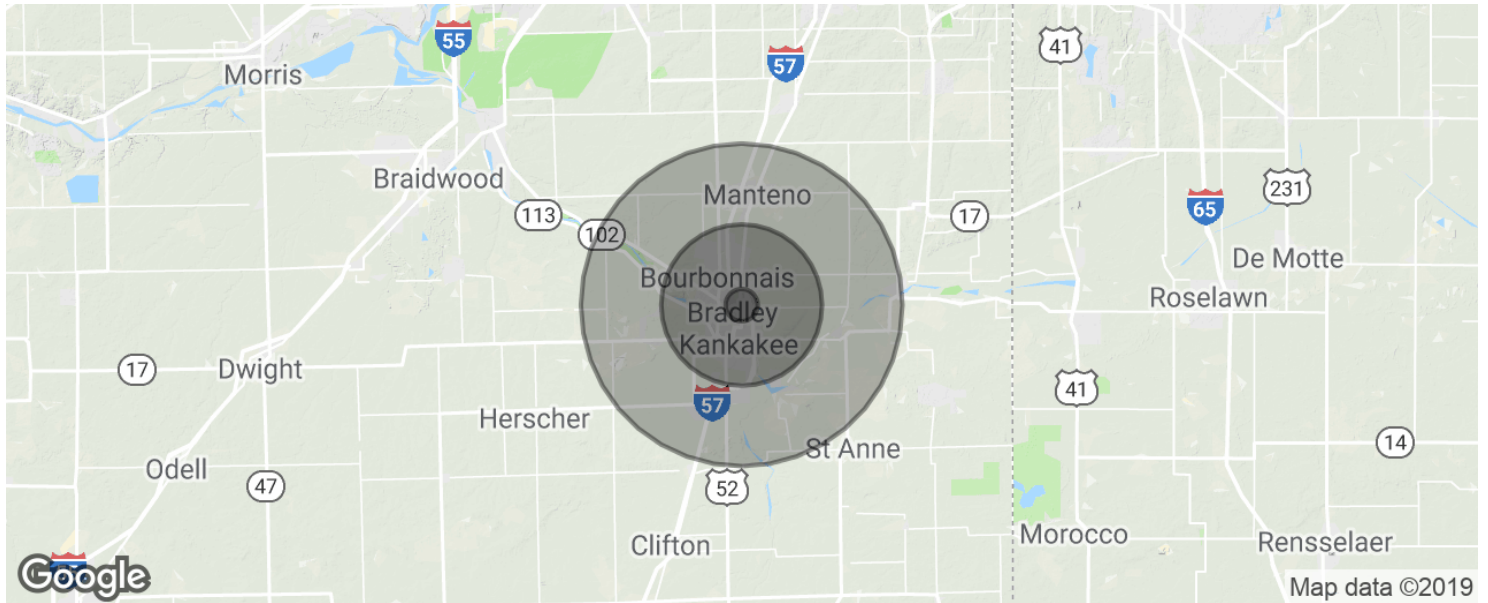
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,822	72,618	110,362
Median age	34.2	33.4	35.7
Median age (Male)	32.6	31.4	34.0
Median age (Female)	34.5	35.0	37.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,062	26,400	40,395
# of persons per HH	2.7	2.8	2.7
Average HH income	\$61,604	\$54,791	\$61,346
Average house value	\$157,204	\$154,041	\$177,530

* Demographic data derived from 2010 US Census

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