

FOR LEASE

Second-Gen Forest Park Restaurant

7353 MADISON ST

Forest Park, IL 60130

PRESENTED BY:

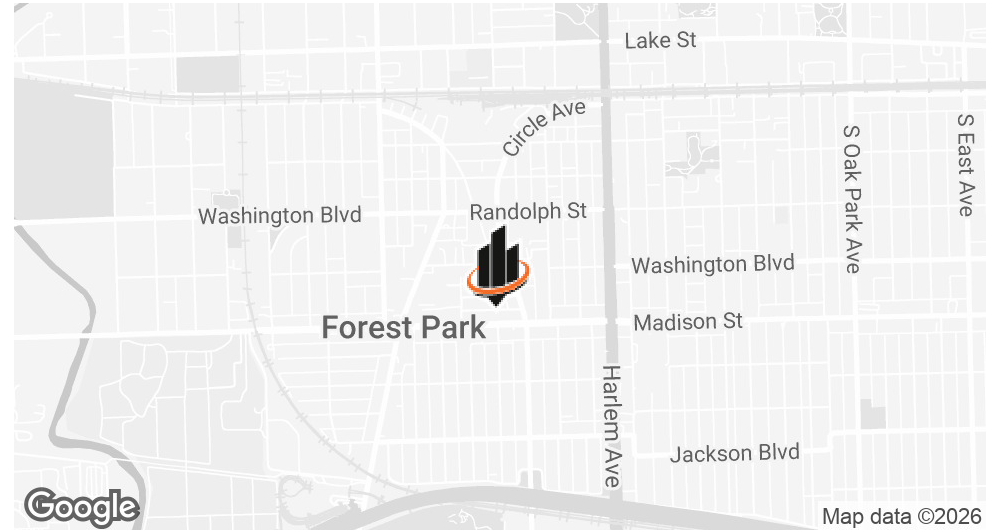
MARCUS SULLIVAN

Phone: 312.756.7357

msullivan@svn.com



OFFERING SUMMARY



LEASE RATE

\$30 SF/MONTH

OFFERING SUMMARY

BUILDING SIZE:	4,275 SF
AVAILABLE SF:	2,769 SF
LOT SIZE:	3,113 SF
YEAR BUILT:	1905
ZONING:	DBD
SUBMARKET:	Forest Park

PROPERTY OVERVIEW

Outstanding opportunity to lease a fully built-out second-generation restaurant space in the heart of Forest Park's acclaimed Madison Street dining district. This approximately 2,769-square-foot restaurant offers a turnkey opportunity for operators seeking a highly functional and inviting space with extensive existing infrastructure.

The premises feature a full commercial kitchen buildout, allowing a new operator to significantly reduce startup costs and expedite opening. The spacious and bright main dining room offers an attractive atmosphere with abundant natural light, a well-appointed bar, and ample seating capacity, creating an ideal setting for both casual dining and evening service.

In addition to the main dining area, the space includes a private rear dining room that is perfectly suited for private events, corporate gatherings, celebrations, or overflow seating during peak operating hours. This flexible layout provides multiple revenue opportunities and enhances the overall guest experience.

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ADDITIONAL PHOTOS

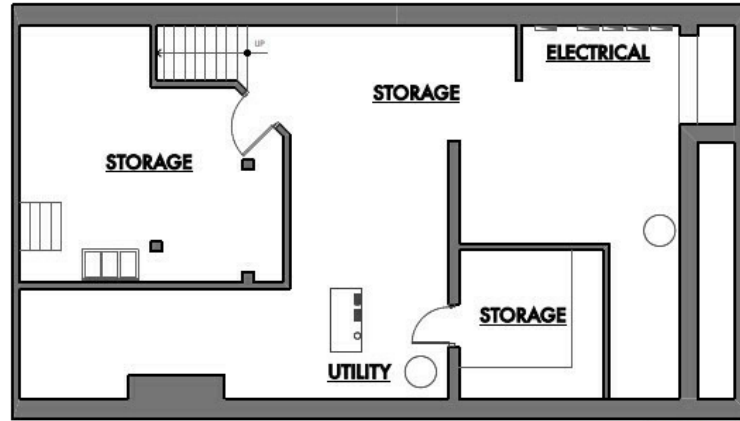


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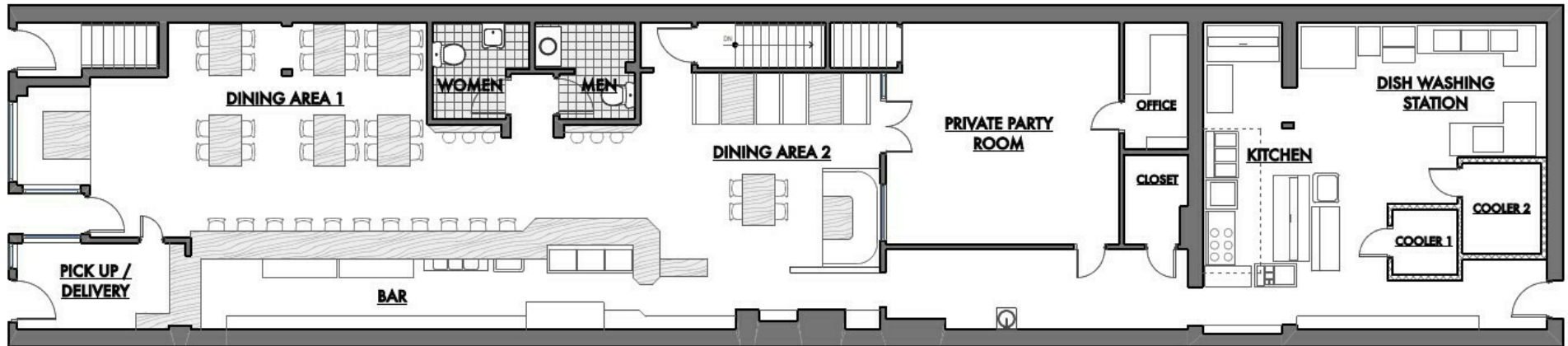
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INTERIOR FLOOR PLAN



BASEMENT

1,003 sq ft



FIRST FLOOR

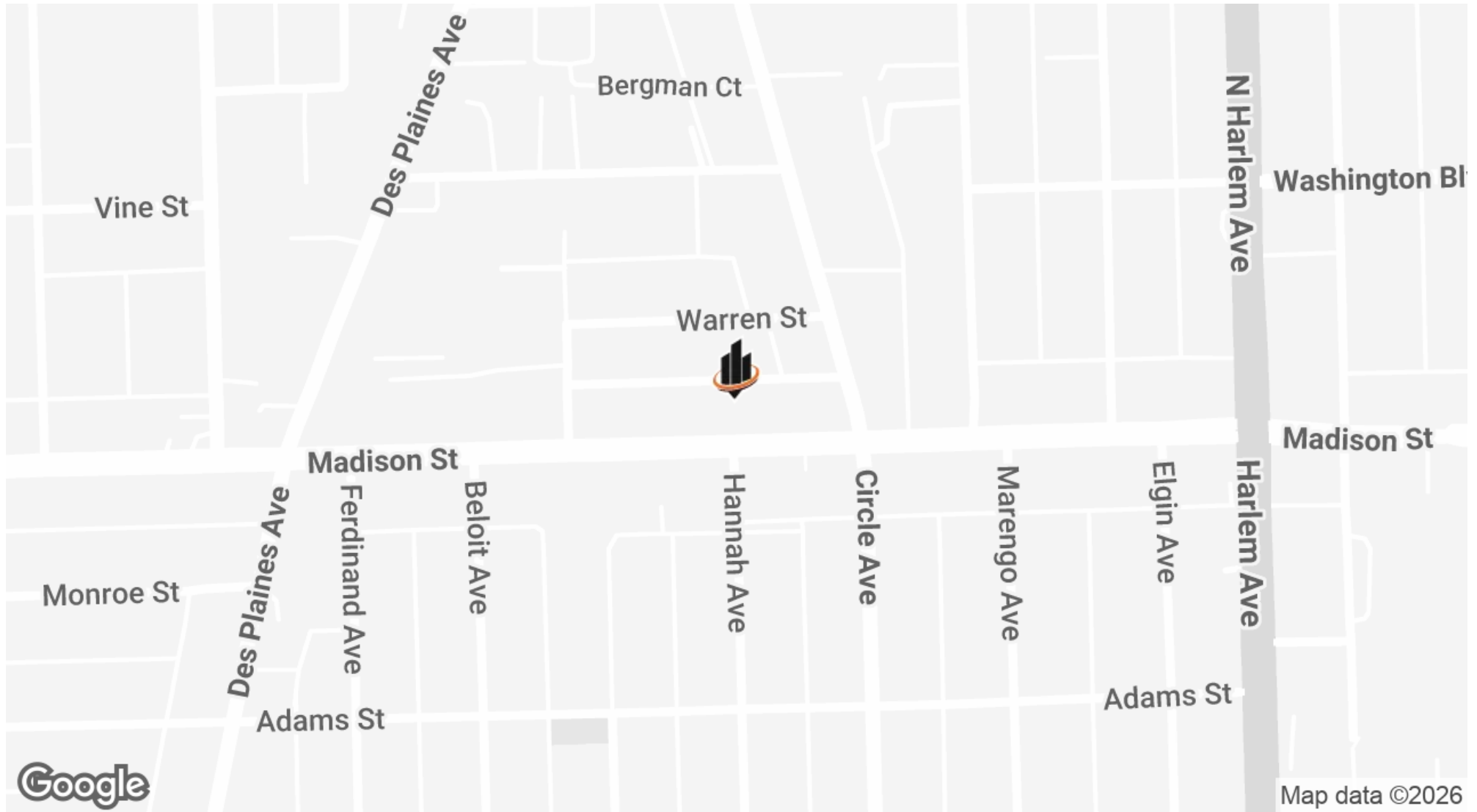
2,769 sq ft

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,591	10,853	32,768
AVERAGE AGE	40.1	39.8	41.2
AVERAGE AGE (MALE)	37.9	38.3	39.4
AVERAGE AGE (FEMALE)	43.6	42.8	44.6

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,895	5,606	16,264
# OF PERSONS PER HH	1.9	1.9	2.0
AVERAGE HH INCOME	\$126,885	\$126,127	\$129,803
AVERAGE HOUSE VALUE	\$538,804	\$456,879	\$442,014

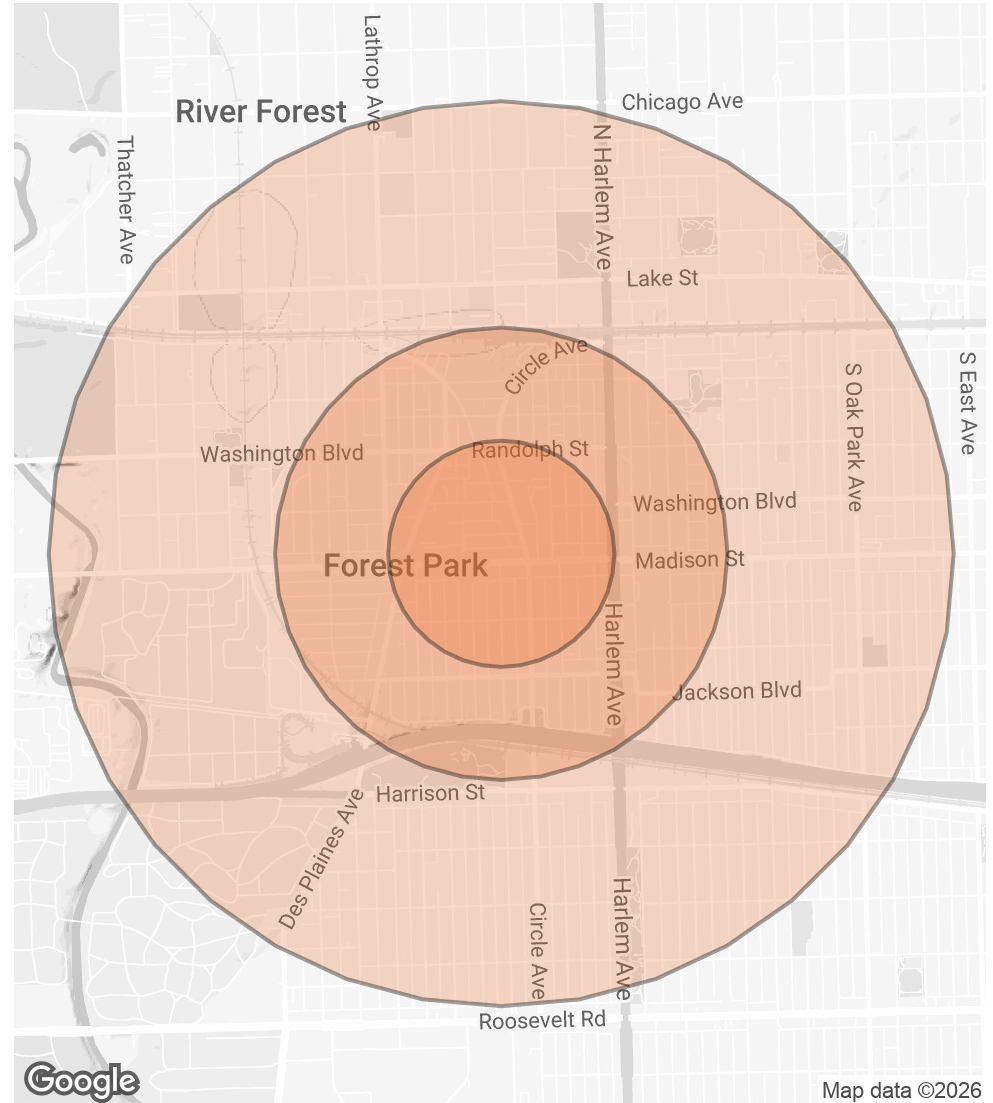
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