

MILLENNIUM PROPERTIES R/E *For Sale: Turnkey Restaurant Space in the Heart of River Grove*

8341-8343 Grand Ave, River Grove, IL

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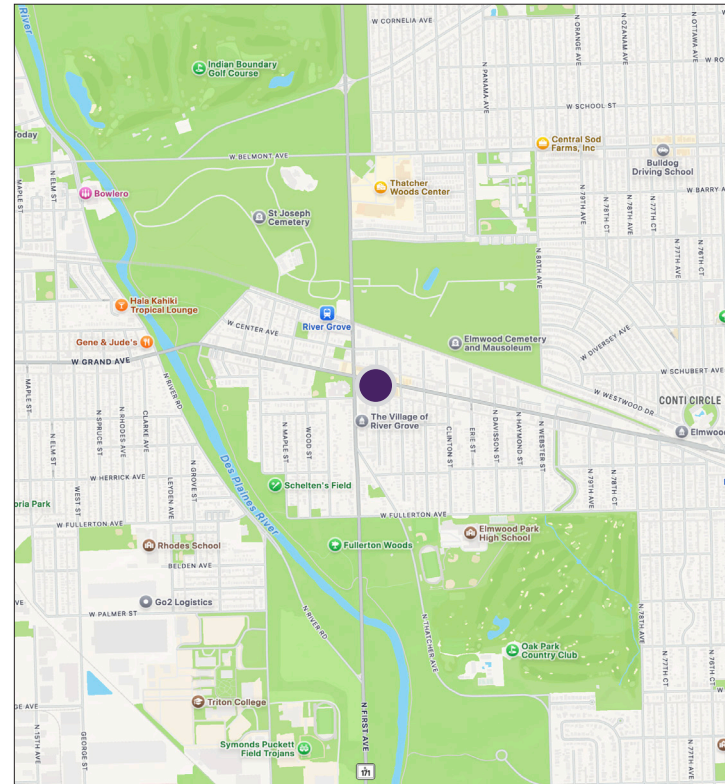
Property Highlights

- Freestanding single-tenant turnkey former restaurant space
- Fully remodeled in 2021 featuring three kitchens, two dining rooms and an all-season banquet room
- Other potential uses: office, commercial and more
- Buildings can be separated
- Adjoining free city parking
- Strong opportunity for an owner-user or investor
- Two blocks away from River Grove Metra station
- Nearby attractions: Starbucks, Sunnyside Cannabis Dispensary and more
- Land area: 6,080 SF
- Traffic count: 53,000 vehicles daily
- Zoning: C-2 (Commercial)
- Real Estate Taxes (2024) - \$67,812 (under protest)
- Equipment can be purchased separately

Property Overview

Available for sale is a 6,080 SF freestanding single-tenant property, offering a rare turnkey restaurant opportunity for an owner-user or investor seeking a fully built-out, high-capacity operation. Completely remodeled in 2021, the property features a fully equipped restaurant and bar with two dining rooms, a beautiful private all-season banquet room and a dedicated carryout area. The facility is uniquely equipped with three separate kitchens, including a main kitchen, dedicated gluten-free kitchen and second-floor prep kitchen, along with four walk-in coolers/freezers designed to support high-volume food service and events. With C-2 Commercial zoning and municipal approval for gaming, the property offers strong flexibility and multiple revenue-generating opportunities for restaurant, banquet, entertainment or hospitality concepts.

Positioned at the heavily trafficked intersection of Grand Avenue and Thatcher Avenue with over 53,000 vehicles passing daily, the property benefits from exceptional visibility and accessibility in the heart of River Grove. Located just two blocks from the Metra station and surrounded by established retailers and dining destinations including Rosati's Pizza, Starbucks, and Sunnyside Cannabis Dispensary, the location draws consistent local and commuter traffic. River Grove's dense surrounding population, strong daytime traffic counts, and proximity to major transportation corridors make this an ideal location for a destination restaurant or entertainment-driven business.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	27,654	338,140	1,006,034
Households	10,166	117,815	375,674
Average Income	\$74,939	\$63,704	\$60,842

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