

FOR SALE

Fully-Renovated Corner Restaurant Richton Park



**3721 Sauk Trail
Richton Park, IL 60471**



**Completely renovated
November 2024**



4,981 square feet

Suni Karim, CCIM, CMCA | Managing Principal
SK Properties Group, LLC
1525 E 53rd St. #430 Chicago, IL 60615
skpropertiesgroup.com
Email: skproperties@gmail.com

**Asking Price
\$1,050,000**



PROPERTIESGROUP, LLC

 **(773) 493-7000**



*The Commercial
Real Estate Experts*



MISSION & VISION

Richton Park

The village of Richton Park strives to enhance the quality of life through ethical leadership, fiscal responsibility, inclusivity, effective communication, and economic prosperity, ultimately fostering a sustainable and vibrant community.

The village of Richton Park strives to be a premier community in the southern suburbs. It is committed to providing a safe, resident, and business-friendly environment, with high-quality services, excellent schools, and a responsive government that makes Richton Park the place where people want to live, work, and play.



*The Commercial
Real Estate Experts*



PROPERTIESGROUP, LLC



PROPERTY DETAILS

3721 Sauk Trail Richton Park, IL 60471

Completely renovated corner restaurant in the Richton Park area. The building is 4,981 square feet. The property underwent a complete renovation in November 2024. Asking price \$1,050,000. Improvements include:

- The plumbing was updated, starting from underground and throughout the property, to enable improved water flow throughout the building.
- All electrical systems were upgraded to 600 amps and equipped with circuit breakers.
- The property features three separate HVAC cooling systems on the roof, enabling each section of the property to be cooled or heated independently.
- Complete roof replacement.



PROPERTY DETAILS

**3721 Sauk Trail
Richton Park, IL 60471**



➤ Custom quiet doors and custom quiet windows, which are retractable, allow for fresh air and mingling with other parties outside on the patio.

➤ A new patio with a custom-built gate around the patio area.

➤ Two full bathrooms and one custom bathroom with a walk-in shower.

➤ A state-of-the-art fire alarm system, which is directly tied to the fire department.

➤ Security system, with cameras throughout the property.

➤ The property has been approved for a liquor license.



PROPERTIESGROUP, LLC

PROPERTY DETAILS

3721 Sauk Trail
Richton Park, IL 60471



KITCHEN

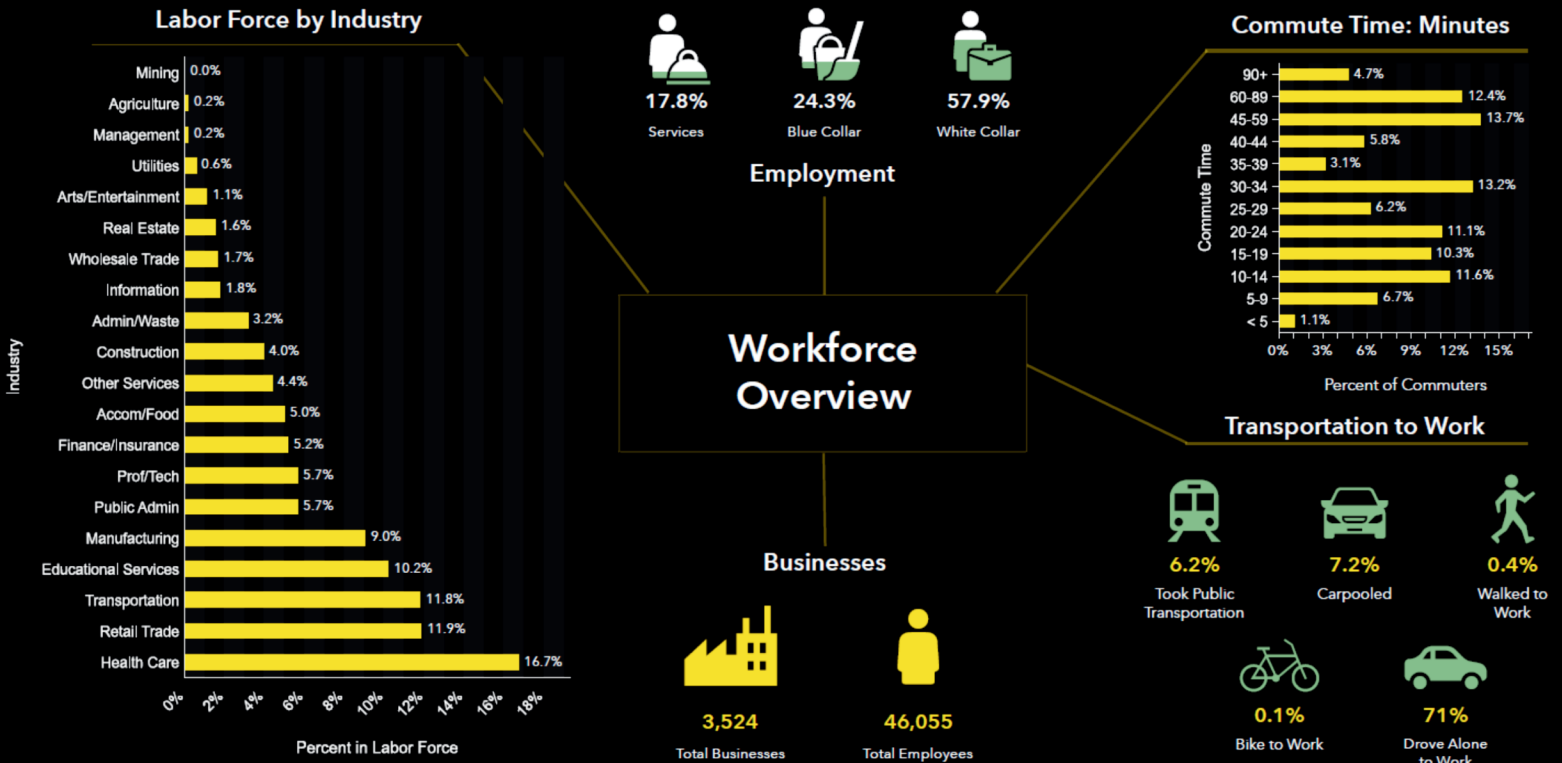
- Custom-built 14x18 see-through walk-in freezer
- Custom-built 10x20 see-through walk-in refrigerator
- 10-foot hood
- Custom cooktop oven
- Deep Fryer



Economic Development

3721 Sauk Trail Richton Park, IL 60471

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

© 2025 Esri

This infographic provides an economic development profile of Richton Park, IL, within a 5-mile radius. The local workforce includes 57.9% white-collar, 24.3% blue-collar, and 17.8% service workers. Key industries are healthcare (16.7%), retail trade (11.9%), transportation (11.8%), and educational services (10.2%), with a total of 3,524 businesses employing 46,055 people. Commute times vary, with the largest group (13.2%) traveling 45–59 minutes, while 71% of workers drive alone, 7.2% carpool, and 6.2% take public transportation. Overall, the data highlights a diverse employment base, heavy reliance on healthcare and retail, and a workforce that primarily commutes by car.



Executive Summary

3721 Sauk Trail Richton Park, IL 60471

5 Mile Radius

Family Foundations
(C4)

Dominant Tapestry
Segment

KEY FACTS



134,969
Total Population


\$212,916
Median Home Value


3,524
Businesses


121,060
Daytime Population


40.8
Median Age


-0.3%
2025-2030
Pop Growth
Rate


\$39,515
Per Capita
Income


2.5
Avg Household
Size


\$78,703
Median Household
Income

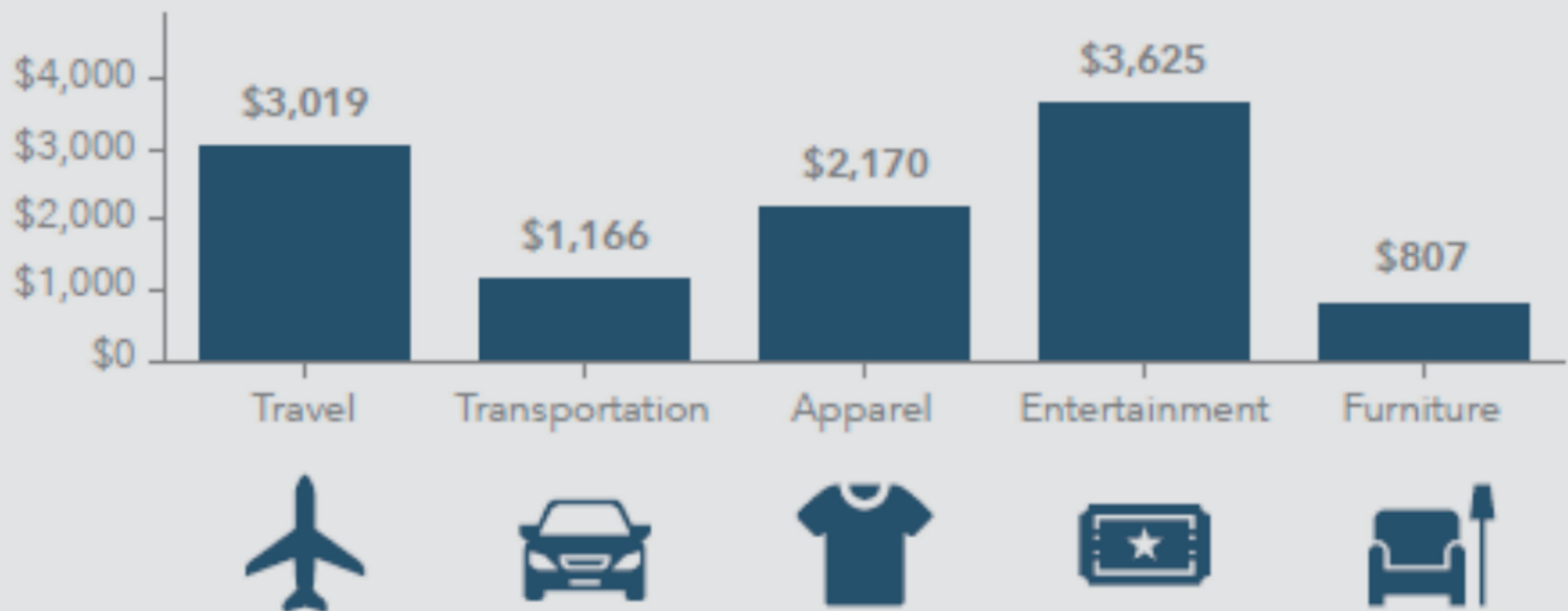


Executive Summary

3721 Sauk Trail Richton Park, IL 60471

KEY SPENDING FACTS

5 Mile Radius



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household



PROPERTIESGROUP, LLC

THANK YOU

**3721 Sauk Trail
Richton Park, IL 60471**

*We appreciate your time and
consideration to schedule a tour. Please
contact Suni Karim at 773-493-7000 or
email: skpropertiesgroup@gmail.com.*

Suni Karim, CCIM, CMCA | Managing Principal
SK Properties Group, LLC
1525 E 53rd St. #430 Chicago, IL 60615
skpropertiesgroup.com
Email: skproperties@gmail.com

(773) 493-7000



*The Commercial
Real Estate Experts*

