

Restaurant Opportunity in Palos Hills

10331 S ROBERTS RD

Palos Hills, IL 60465

SALE

PRESENTED BY:

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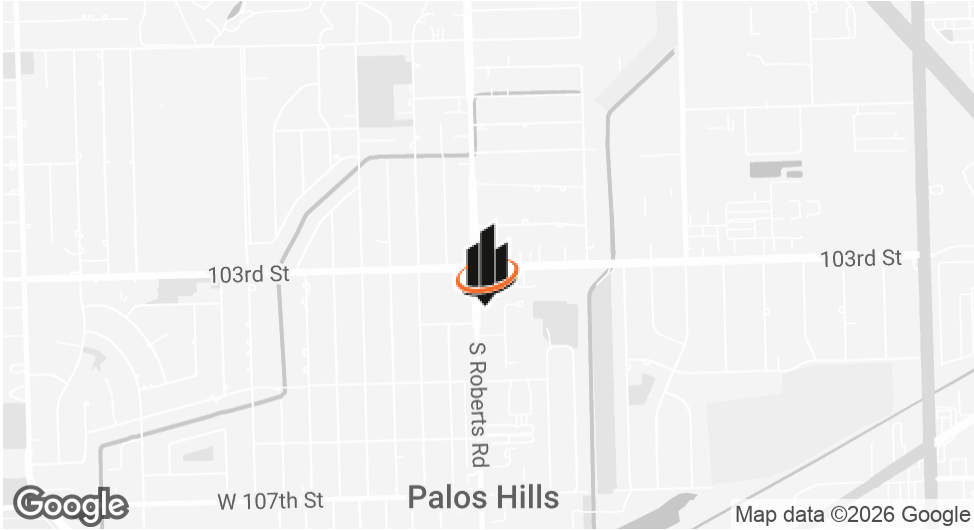
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$700,000
BUILDING SIZE:	+/- 3,200 SF
LOT SIZE:	0.6 Acres
RENOVATED	2024
PARCEL NO:	23-13-102-080-0000

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±3,200 SF Free Standing Restaurant including Patio located at 10331 S. Roberts Road in Palos Hills, Illinois. This owner/user opportunity has Indoor capacity for 150 and a picturesque outdoor patio that seats approximately 180. Numerous improvements include an updated kitchen, hood, HVAC, roof, bar, plumbing, patio fireplace, entertainment system, restroom addition, parking lot, and digital signage. Onsite parking lot with 28 surface spaces plus and next to City Hall.

PROPERTY HIGHLIGHTS

- STNL +/- 3,200 SF Restaurant with Patio
- Recent Renovations | Plenty of Parking
- Restroom Addition | New HVAC System | Roof
- Digital Pylon Signage | Frontage on Roberts Road

INTERIOR PHOTOS



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SECTION 1
Financial
Analysis

S ROBERTS RD

INCOME & EXPENSES

EXPENSES SUMMARY

STNL RESTAURANT INVESTMENT OPPORTUNITY

TAXES (2024 PAYABLE IN 2025)	\$30,852
INSURANCE	\$3,660
PROPERTY MANAGEMENT	\$2,894
OPERATING EXPENSES	\$37,407

Tenant pays for CAM. 5-Year Lease with renewal options.

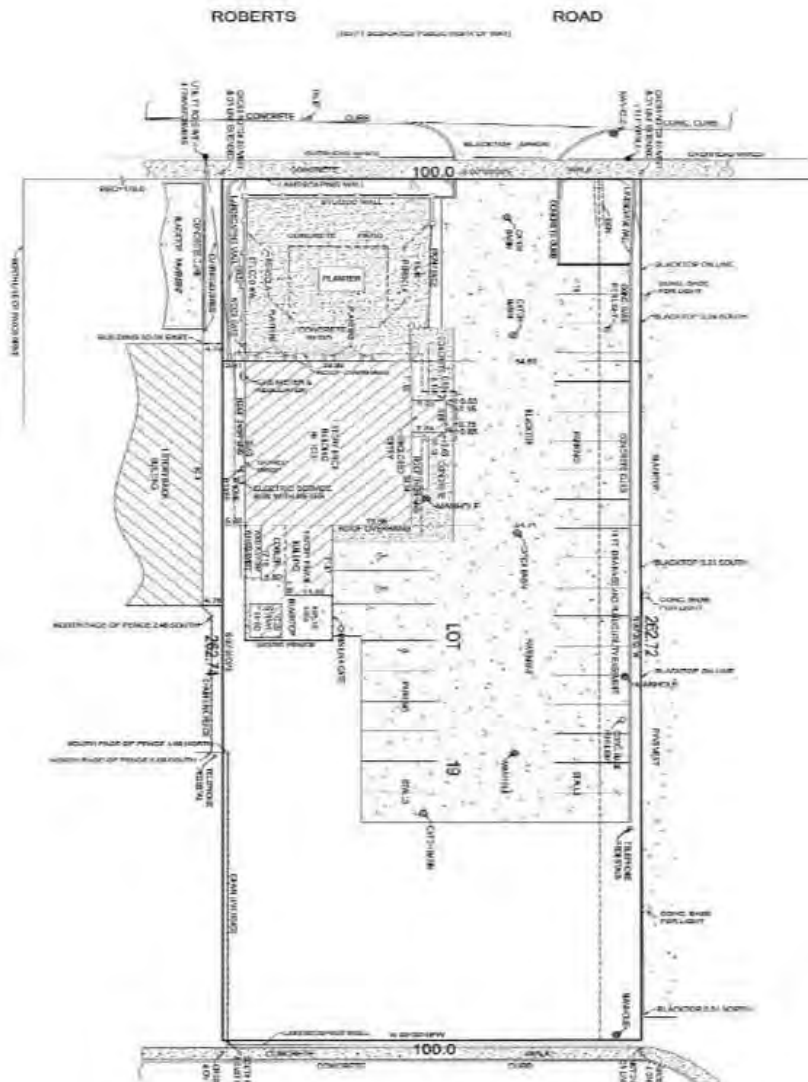
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AERIAL PHOTO



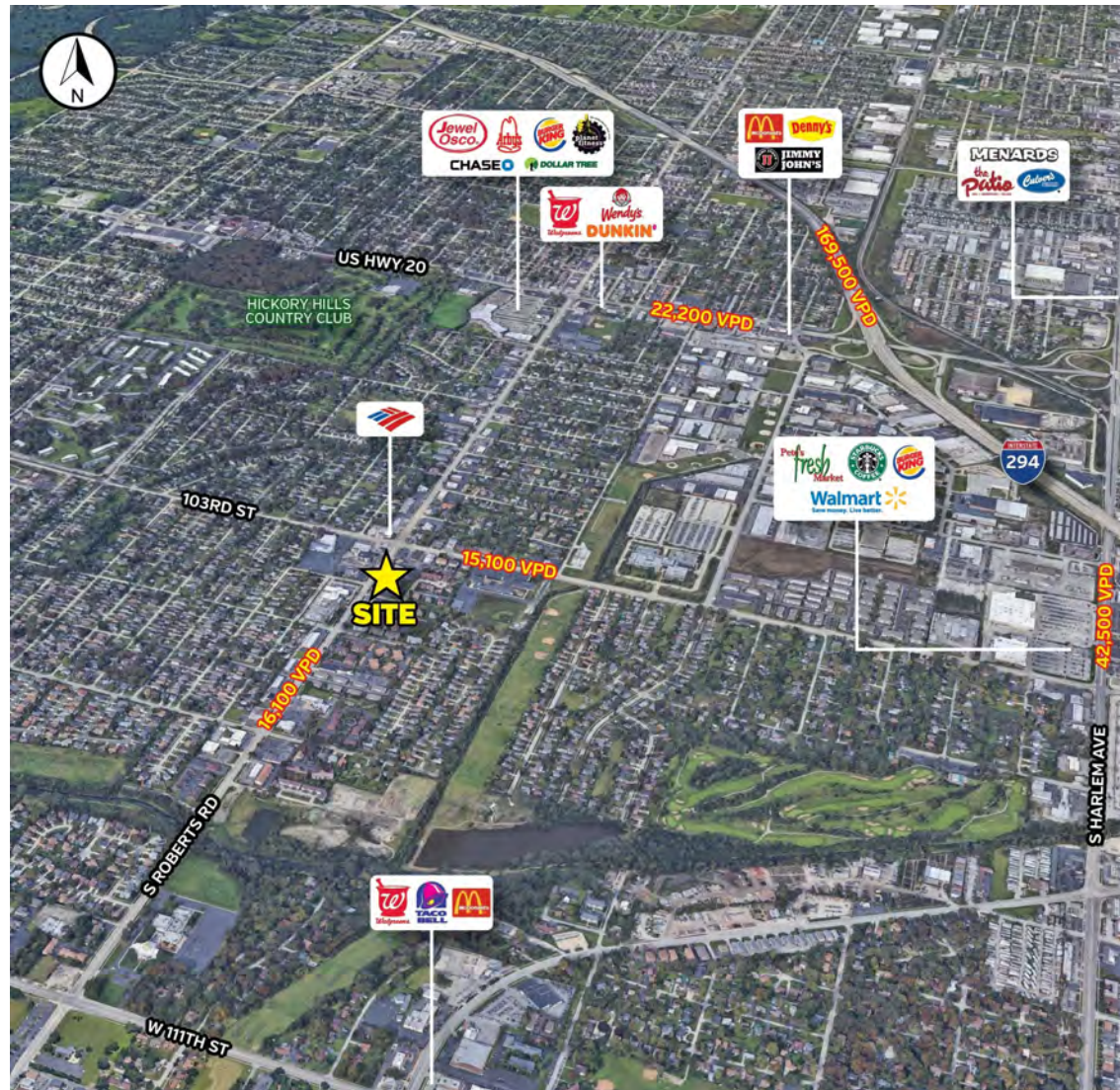
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PLAT OF SURVEY



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RETAILER MAP



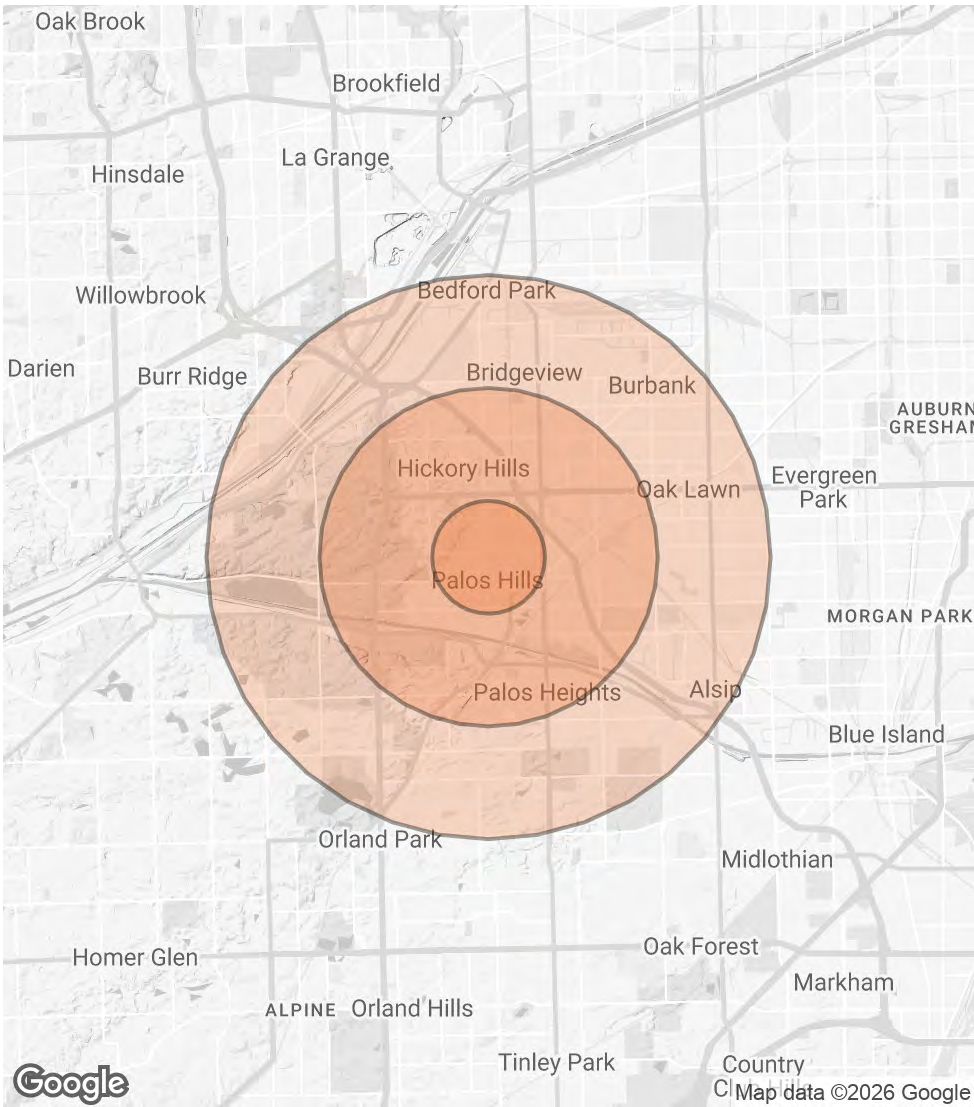
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,645	101,797	232,072
AVERAGE AGE	43.2	40.2	41.4
AVERAGE AGE (MALE)	39.9	38.8	40.0
AVERAGE AGE (FEMALE)	44.5	41.6	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,031	38,640	88,990
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$97,056	\$92,521	\$102,323
AVERAGE HOUSE VALUE	\$282,948	\$268,955	\$284,638

2023 American Community Survey (ACS)



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