

Retail Property For Lease



  
**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# FLEXIBLE RETAIL/SERVICE SPACE CURRENTLY TURNKEY BAR

601 SOUTH 88TH AVENUE, PEOTONE, IL 60468

# FULLY BUILT-OUT BAR READY TO OPERATE

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## OFFERING SUMMARY

Available SF: 1,200 - 2,400 SF

Lease Rate: Starting at \$25 SF/yr (Gross)

## PROPERTY OVERVIEW

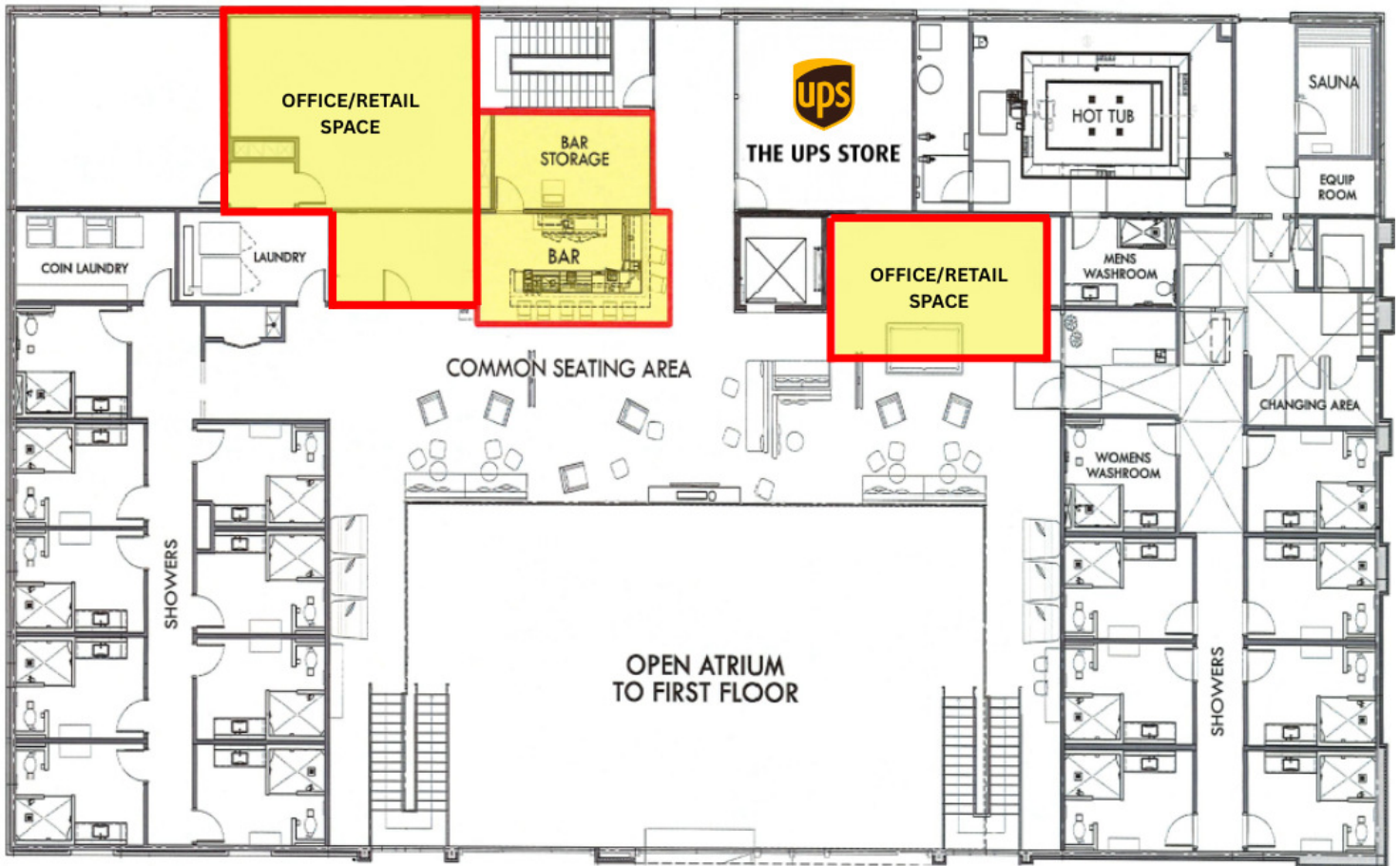
- Flexible second-floor retail space (1,200–2,400 SF) with the ability to accommodate a single user or demised spaces for multiple tenants, depending on concept and layout needs
- Turnkey bar opportunity with a fully built-out space ready for immediate operation and minimal upfront investment
- Ideal for a bar, juice bar, dessert concept, or ice cream shop
- Co-tenants include Dunkin Donuts, Rosati's, Charley's Cheesesteaks, Mela Indian Kitchen, and The UPS Store
- Strong built-in traffic with approximately 35,000 visitors per month to the center
- First-floor gaming on premises

## LOCATION OVERVIEW

- Direct access off I-57
- Excellent visibility from I-57
- Located within an established, upscale travel center
- Built-in daily traffic from truck drivers utilizing on-site showers, lounge, amenities, and the existing The UPS Store drawing additional visitors

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1A SECOND FLOOR PLAN  
A3.02 SCALE: 1/8" = 1'-0"

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