

**BERKSHIRE
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 COMMERCIAL DIVISIONSM

FOR LEASE • \$25 / SF

Drive-Through Redevelopment Opportunity

334 Des Plaines Avenue

Forest Park, Illinois 60130 • Former bank drive-through • ±1,500 SF*

PRESENTED BY Ariel Marini, Senior Broker



THE OPPORTUNITY

Drive-through redevelopment in *Forest Park*

A former bank drive-through facility positioned near the Madison Street corridor and Des Plaines Avenue — offering excellent visibility, convenient access and a highly walkable commercial setting. The existing multi-lane drive-through configuration creates a strong foundation for adaptive reuse or redevelopment, ideal for a built-to-suit tenant seeking a drive-through or quick-service concept.



LEASE RATE

\$25 / SF



BUILDING

±1,500 SF*



STRUCTURE

Multi-lane drive-through



DEAL

Built-to-suit / flexible

BUILT-TO-SUIT WELCOME

Ownership is open to lease discussions and build-to-suit concepts for qualified tenants. The existing drive-through layout offers a head start on permitting and site design for the right user.

**Building size subject to verification.*

IDEAL USES

Built for a *drive-through* or quick-service concept

The site is a strong candidate for a wide range of drive-through and service-oriented users:



Coffee / Café

Drive-through coffee & beverage



QSR / Food

Quick-service restaurant



Pharmacy

Drive-through prescription pickup



Medical

Urgent care or clinic



Financial

Banking or financial services



Specialty Retail

Service-oriented retail

PROPERTY HIGHLIGHTS

Everything a drive-through user *needs*

- ✓ Former drive-through bank facility
- ✓ Existing multi-lane drive-through layout
- ✓ Approximately 1,500 SF building*
- ✓ Built-to-suit / adaptive reuse opportunity
- ✓ Ideal for coffee, QSR, beverage, medical, pharmacy, banking or service retail
- ✓ Highly walkable Forest Park location near Madison Street
- ✓ Excellent access from Des Plaines Avenue
- ✓ Public transportation nearby
- ✓ Flexible lease structure for qualified users

*Building size and all zoning/use to be independently verified by tenant.

LOCATION & TRADE AREA

A dense, established *west-suburban* corridor

Located in a dense, established west-suburban trade area with strong neighborhood traffic, nearby retail and restaurants, public transportation access, and proximity to downtown Forest Park.



±13,021 VPD

Traffic at Des Plaines & Madison



Highly walkable

Steps from Madison St dining & retail



CTA Blue Line

Forest Park terminal ±0.4 mi — to the Loop



I-290 access

Eisenhower Expressway ±0.5 mi south

TRADE AREA AT A GLANCE

≈14,000

Forest Park population

\$77,221

Median household income

\$106,631

Average household income

5,800+/mi²

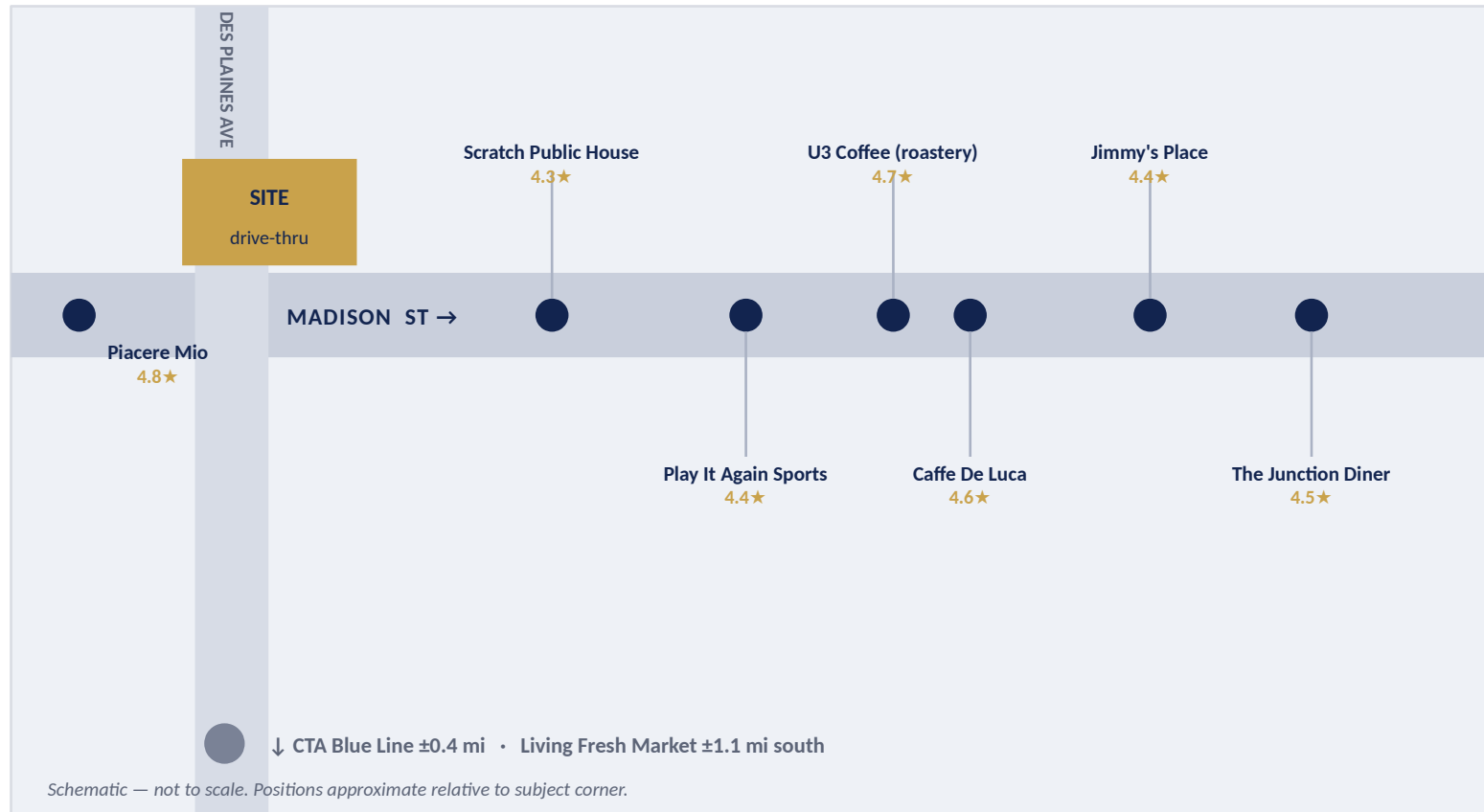
Population density

Sources: U.S. Census ACS (2024); World Population Review (2026).

WHAT'S NEARBY

In the middle of the *action*

The site sits at the active west end of Forest Park's dining and retail blocks — strong built-in daytime and evening traffic for a drive-through user.



SIGNATURE DESTINATIONS NEARBY

Madison Park Kitchen

4.5★ · 978 reviews · adjacent

The Junction Diner

4.5★ · 740 reviews

Scratch Public House

4.3★ · 739 reviews

Caffe De Luca

4.6★ · 633 reviews

Piacere Mio

4.8★ · 300 reviews

Place data & ratings: Google, 2026.

Let's build your *concept*

ASKING LEASE RATE

\$25 / SF

±1,500 SF building* · Built-to-suit & adaptive reuse · Flexible lease structure



Building

±1,500 SF (subject to verification)



Drive-through

Existing multi-lane layout



Zoning / use

B-1 — tenant to verify use



Structure

Lease or build-to-suit

Contact Ariel Marini to discuss your concept

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