

# Prime - 394 E. Irving Park Road - Roselle Commons

**9,053 SF Second-Generation Restaurant | Turnkey Opportunity**

A rare, fully built-out restaurant space in the heart of Roselle's vibrant downtown business district and move-in ready with all major infrastructure in place.

# Executive Summary

## The Opportunity

An incredible second-generation restaurant opportunity in Roselle Commons — a prime 9,053 sqft endcap unit that is fully built-out and modern, with all major infrastructure in place. This is a rare turnkey space in move-in ready condition, offering restaurateurs a unique opportunity to expand operations quickly and economically in an affluent, well-trafficked market.

Infrastructure is up to code, allowing for **immediate licensing and occupancy with minimal investment.**

## Adaptable to Many Concepts

The space is adaptable to a wide range of dining concepts from casual to upscale, including:

- Breakfast place or urban eatery
- Tavern, sports bar, or gastropub
- Cantina, trattoria, or chop/steak house
- Entertainment venue and more

## Key Features

- Full bar & large open dining area
- High ceilings with exposed ductwork & expansive windows
- Private dining rooms for 8–300 guests
- Professional-grade kitchen with 18ft hood, grease trap & walk-in refrigeration
- 2 garage doors opening to a spacious fenced-in sidewalk patio

# Inside the Space

A sophisticated, contemporary interior designed to impress guests and support high-volume operations.

## Dining Area

Large open floor plan with cool concrete floors, expansive windows, and high ceilings with exposed ductwork and designer lighting.

## Private Events

Private dining rooms and event spaces accommodating groups from 8 to 300 — ideal for birthdays, showers, rehearsal dinners, weddings, and business gatherings.

## Outdoor Patio

Two garage doors open to a spacious fenced-in sidewalk patio, elevating the guest experience and expanding seasonal seating capacity.

## Full Bar

A fully equipped bar ready for immediate service, supporting a broad range of beverage programs and entertainment concepts.

# Property Highlights



## 9,053 SF Endcap Unit

Prime visibility and storefront exposure at the end of the shopping center, maximizing signage and foot traffic potential.



## Outdoor Patio

Large, inviting fenced-in patio space for seasonal seating, accessible via two garage doors directly from the dining area.



## Excellent Visibility

Frontage on high-traffic Irving Park Rd (Route 19) with approximately **17,000 vehicles per day**.



## Fully Equipped Kitchen

Professional 18ft hood system, walk-in refrigeration, grease trap, plumbing, and HVAC — all in place and up to code.



## Ample Parking

Surface lot with generous customer access, supporting high-volume dining and event traffic throughout the day and evening.



## Video Gaming Opportunity

Eligible for a video gaming license, providing an additional revenue stream to complement food and beverage operations.

**i** **Rental Rate:** \$14.05 NNN/SF/YR + \$7.16/SF/YR (**\$16,000/Month Gross Total**) | **FF&E:** Asking \$80,000 for furniture, fixtures & equipment currently inside (valued at \$200,000), or landlord can have it removed.

# Location Overview

## Roselle Commons

Located in the Roselle Commons shopping center, this space benefits from excellent access and visibility along **Irving Park Road (Route 19)**, a key east-west corridor connecting Roselle to neighboring suburbs. The site offers multiple access points, proximity to public transportation (Metra station nearby), and is easily reached from **I-390 and I-290**.

Roselle Commons is a well-established retail center that has historically maintained high occupancy with a solid mix of tenants including dining, fitness, personal services, and daily needs retailers.

## Access & Connectivity

- Multiple access points along Irving Park Rd
- Proximity to Roselle Metra commuter rail station
- Easy access from I-390 and I-290
- ~17,000 vehicles per day on Irving Park Rd
- Endcap position maximizes signage exposure and foot traffic
- Walkable to downtown Roselle amenities and residential neighborhoods



# Market Demographics

This area offers strong income levels, high educational attainment, and a stable residential base with high homeownership. Within 5 miles, over 70% of households are owner-occupied and average household income exceeds \$100,000. The customer base is **affluent, family-oriented, and supportive of local restaurants and experiences.**

## 35K

### 2-Mile Population

Avg. HH Income: \$117,243 | Homeownership:  
72% | Bachelor's Degree+: 38%

## 259K

### 5-Mile Population

Avg. HH Income: \$108,871 | Owner-Occupied:  
72% | Consumer Spending: \$3.3B annually

## 935K

### 10-Mile Population

Avg. HH Income: \$117,560 | Total Consumer  
Spending: \$12.3B annually

# Area Development Momentum

Roselle is in the midst of a **downtown revitalization** that will drive future customer growth and enhance the market for restaurants and service-oriented businesses.

## Metro 19 Apartments

An **\$80 million transit-oriented development (TOD)** directly across from Roselle Commons. Metro 19 includes **297 luxury rental units** and 6,800 sqft of commercial space directly next to the Roselle Metra station — bringing hundreds of new residents within walking distance of the restaurant.



## Library Redevelopment & Downtown Upgrades

The Village of Roselle and the Roselle Public Library District have completed a land swap to develop a new state-of-the-art library at 233 E. Maple Ave. The current library site will be redeveloped as part of ongoing downtown activation efforts, driving more consistent foot traffic into the heart of Roselle.

## Village-Owned Redevelopment Site

A **7-acre parcel at Roselle Road and I-390** has been cleared for redevelopment. Preliminary plans are underway for new residential housing, further supporting area growth and long-term vibrancy.

# Strategic Advantage for Restaurateurs

## Speed to Market

Space is fully built-out and ready for immediate use. Avoid lengthy construction timelines and open your doors faster than any competing location.

## Reduced CapEx

Avoid high construction costs with existing infrastructure in place — kitchen, bar, HVAC, fire suppression, and all mechanicals are ready to go.

## Brand Exposure

Endcap visibility on a major arterial road with **17,000+ vehicles per day** ensures your brand is seen by thousands of potential guests daily.

## Walkability & Transit

Close to downtown foot traffic, residential density, and the Roselle Metra station — capturing both local regulars and commuter traffic.

## Future Growth

Surging demand from new residential and civic projects — including Metro 19's 297 luxury units — will bring hundreds of new customers to your doorstep.

## Gaming License Potential

The city will allow video gaming at this location, providing an additional revenue stream that can meaningfully supplement food and beverage income.

# Summary: A Rare Turnkey Opportunity

**394 E. Irving Park Road** represents a rare chance to step into a modern, professionally built-out restaurant space in a proven location. Whether you're an expanding operator or a seasoned local restaurateur, this opportunity combines:

- Turnkey readiness with strong demographics
- Exceptional visibility on a high-traffic corridor
- Future area growth from major development projects
- Video gaming potential for additional revenue
- A supportive business environment in Roselle's revitalizing downtown

With infrastructure up to code and FF&E available at a fraction of replacement cost, this site is **primed to become a high-performing unit for the right concept.**

✔ **FF&E Available:** \$80,000 asking price for furniture, fixtures & equipment valued at \$200,000 — an immediate \$120,000 in value for the incoming operator.

# Contact Us



Thank you for your interest in this listing! For more information or to schedule a showing, please contact:

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