

**FRIEDMAN  
PROPERTIES**

**PRESENTS**

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**8101 W. HIGGINS, CHICAGO  
BY O'HARE**

**SUPERIOR VISIBILITY | I-90 KENNEDY EXPRESSWAY FRONTAGE WITH PYLON SIGN**

**O'HARE/ROSEMONT SUBMARKET**

**LOCATED AT BASE OF 225 KEY SPRINGHILL SUITES CHICAGO O'HARE**

**2ND GENERATION RESTAURANT OFFERING FOR JANUARY 1, 2024 TURNOVER**

**CONTACT BRIAN CHERNETT | 312.644.1100**

# 8101 W HIGGINS

- Available for 1/1/2024
- 7,200 SF, 2nd generation restaurant space located in the base of the Springhill Suites Chicago, O'Hare hotel
- Excellent visibility from I-90
- 163MM
- Springhill Suites Chicago O'Hare is 10-stories, 225 keys
- Conference center catering / room service opportunities





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# FLOORPLAN - 7,200 RSF

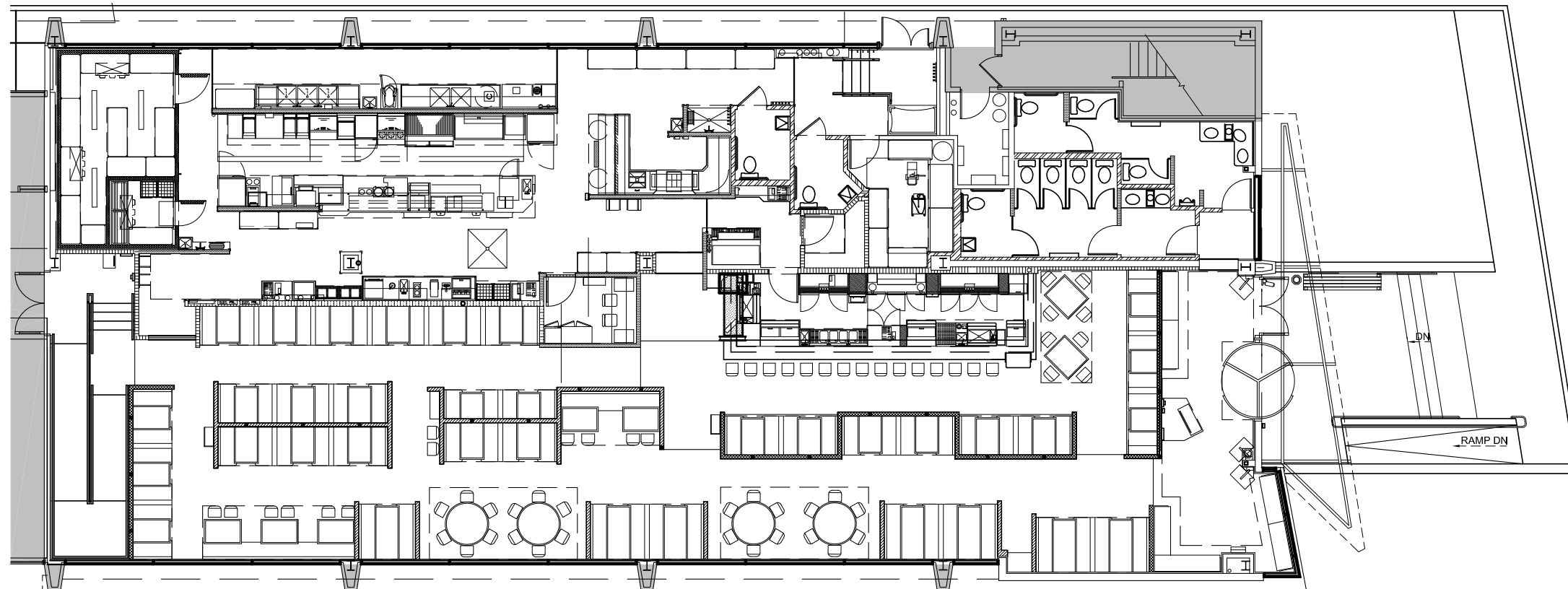
## SEAT COUNT:

Restaurant: 196 seats

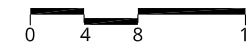
Bar: 15 seats

Total: 211 seats

Ceiling Height: 13'-4" +/-



POTENTIAL OUTDOOR DINING



Note: Subject premises is unshaded



All furniture (including workstations) shown is for illustrative purposes only.

Plans are for preliminary design purposes. Friedman Properties, Ltd. advises field verification of existing conditions and dimensions prior to use.



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# EXTERIOR

Prominent identity in base of hotel.





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# SIGNAGE

Outstanding signage opportunity.

SIGNAGE VISIBLE  
BY 163,569,000  
PEOPLE PER YEAR

**163 M**



# O'HARE CONNECTED

Unparalleled branding opportunities. Located in the O'Hare submarket, 8101 W. Higgins benefits from exceptional visibility along I-90, the primary arterial highway with direct access to 260,000+ views per day via car and public transit, serving O'Hare International Airport.



O'HARE PRIMARY  
LABOR POOL:

**1.6M**



Holy Resurrection  
Serbian Orthodox...



14.5 miles to Downtown Chicago



24,400 VPD via Higgins Rd.



Transit and driver-friendly location  
(Cumberland L stop - half mile away,  
only four way interchange in the  
O'Hare submarket - quarter mile away)



55,000+ CTA Blue Line  
riders pass by per day



SpringHill Suites by  
Marriott adjacent



200,000 airline passengers pass over  
on take off and/or landing per day



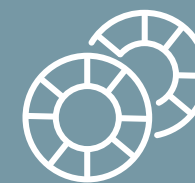
2 miles to Edison Park Metra  
stop, serviced by PACE



Visible by 163,569,000  
people per year



211,000 VPD via I-90



2 miles to Rivers Casino;  
3,000,000+ visitors per year



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# DEMOGRAPHICS



1-MILE RADIUS

2-MILE RADIUS

3-MILE RADIUS

## POPULATION

24,052

79,098

164,192

## DAYTIME POPULATION

32,618

98,106

186,206

## TOTAL HOUSEHOLDS

9,974

32,621

65,584



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# LOCATION MAP



2.5  
MILES  
TO  
O'HARE

CTA  
BLUE LINE  
CUMBERLAND  
STOP



EASY ACCESS TO  
I-90, I-190, I-294,  
CTA BLUE LINE,  
METRA NORTHWEST  
LINE

CUMBERLAND AVE.

4-WAY INTERCHANGE

WEST HIGGINS ROAD



8101  
HIGGINS

14.5 MILES TO CBD



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# SITE PLAN

