

Retail Property For Lease



# FREESTANDING RESTAURANT

9380 JOLIET RD, HODGKINS, IL 60525

## FREESTANDING RESTAURANT



### OFFERING SUMMARY

Available SF: 5,300 SF

Lease Rate: Contact Broker

Lot Size: 0.83 Acres

### PROPERTY HIGHLIGHTS

- Please do not disturb current tenant
- Fully equipped restaurant space for lease in vibrant shopping area
- Freestanding active restaurant with dedicated parking
- Excellent location for restaurant or retail use
- Fully fixtured
- Redevelopment opportunity

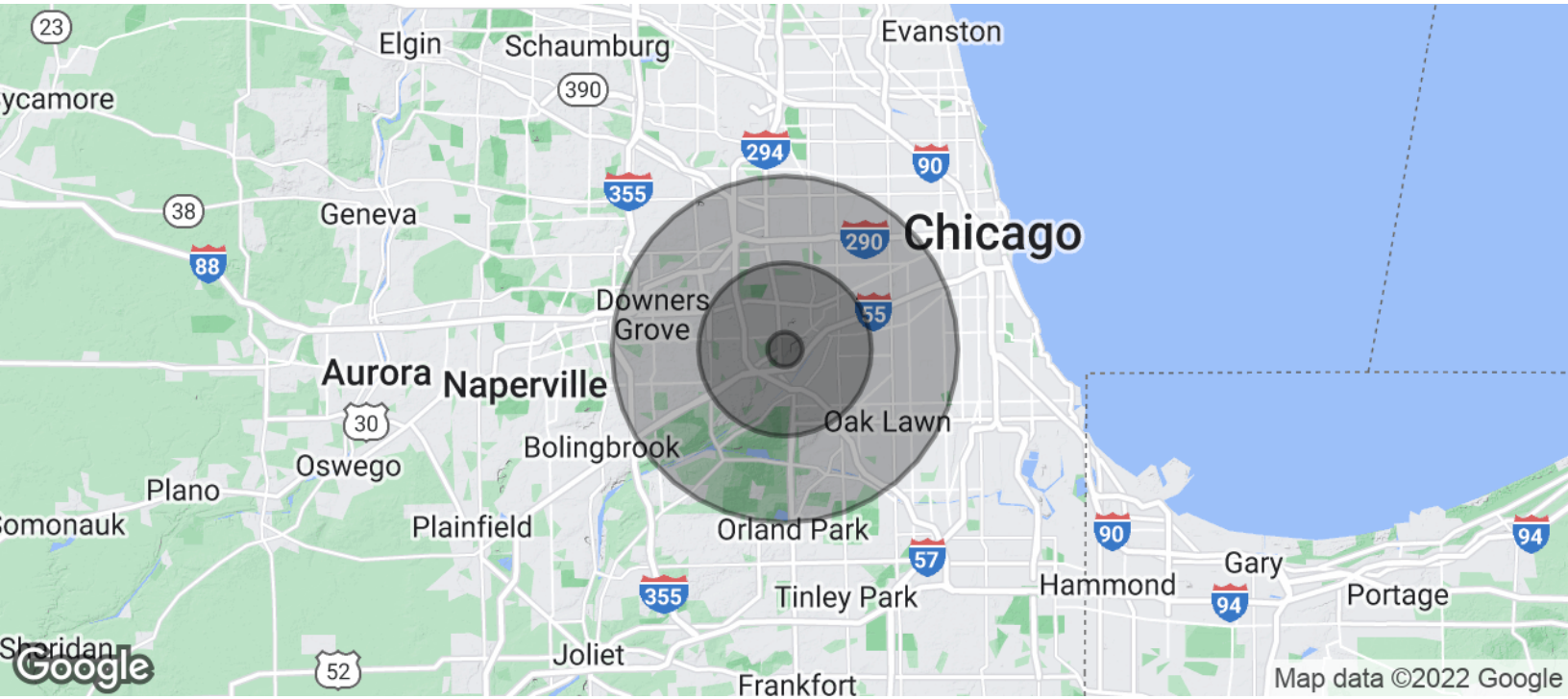
### LOCATION OVERVIEW

An outlot to the Quarry Shopping Center in Hodgkins, this second generation restaurant location is just off of busy, well-traveled Joliet and LaGrange Roads. Access via signalized entrance to the shopping center, it neighbors Target, Sam's Club, WalMart, Aldi and many other popular shopping and restaurant destinations.





## FREESTANDING RESTAURANT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,840	239,703	1,313,241
Average Age	40.9	39.6	36.9
Average Age (Male)	39.8	38.2	35.6
Average Age (Female)	42.3	40.5	38.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,866	88,130	464,201
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$81,263	\$99,586	\$83,236
Average House Value	\$176,248	\$401,450	\$366,060

\* Demographic data derived from 2020 ACS - US Census