



JIMMY'S Charhouse

**+/- 10,827 SF AVAILABLE
RESTAURANT SPACE
FOR LEASE OR SALE**

1180 W. DEVON AVENUE
ELK GROVE VILLAGE, IL 60007

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Property Description



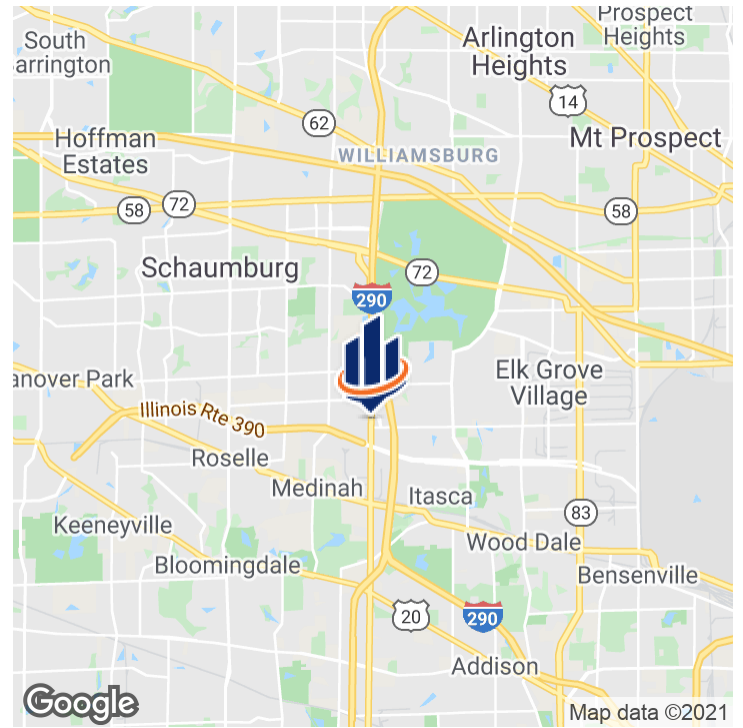
PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 1180 W. Devon Avenue, Elk Grove Village for lease or sale. +/- 10,827 SF Turnkey Restaurant, formerly known as Jimmy's Charhouse. Able to be demised for any retail, office, or medical use. Located in Belvedere Plaza, Cook County, across from a newly developed industrial park. Join the current plaza tenants including Elly's Pancake House, Real Time Sports Bar, In Style Salon & Spa, Belvedere events and banquets facility, Radisson Country Inn & Suites, MyEyeDr, and office executives. Easily accessible, within minutes from I-290, 390, and I-90.

LOCATION OVERVIEW

Elk Grove Village is located 20 miles northwest of Chicago, is directly adjacent to O'hare International Airport, and has been recognized as one of the best communities for businesses in the country. The village is served by several Interstate highways including I-90, I-290, I-355, and Route 53 making the area a very desirable market for a variety of businesses to re-locate including manufacturing, technology, retail, health care, and warehousing. It is home to the largest Industrial Park in the United States and represents approximately 50% of the O'hare real estate market.

Property Summary



OFFERING SUMMARY

Sale/Lease Rate:	Subject to offer/negotiable
Building Size:	10,827 SF
Available SF:	2,500 - 10,827 SF
Market:	Chicago
Submarket:	Northwest Suburbs

PROPERTY HIGHLIGHTS

- Approximately 10,827 SF of existing restaurant space including a +/- 2,500 SF kitchen and separate bar/lounge area
- Banquet/Private Party Room with 100 person occupancy
- 4 hoods (1-28ft, 1-8ft, 1-10ft, 1-12ft), 4 walk in coolers, 1 walk in freezer
- Huge wrap around sidewalk patio for outdoor seating
- Building and monument signage and ample parking
- Able to be demised for restaurant/retail/office/medical use
- Video Gaming allowed
- New Development Corridor

Restaurant Photos



Bar Photos



Kitchen Photos



Exterior Photos



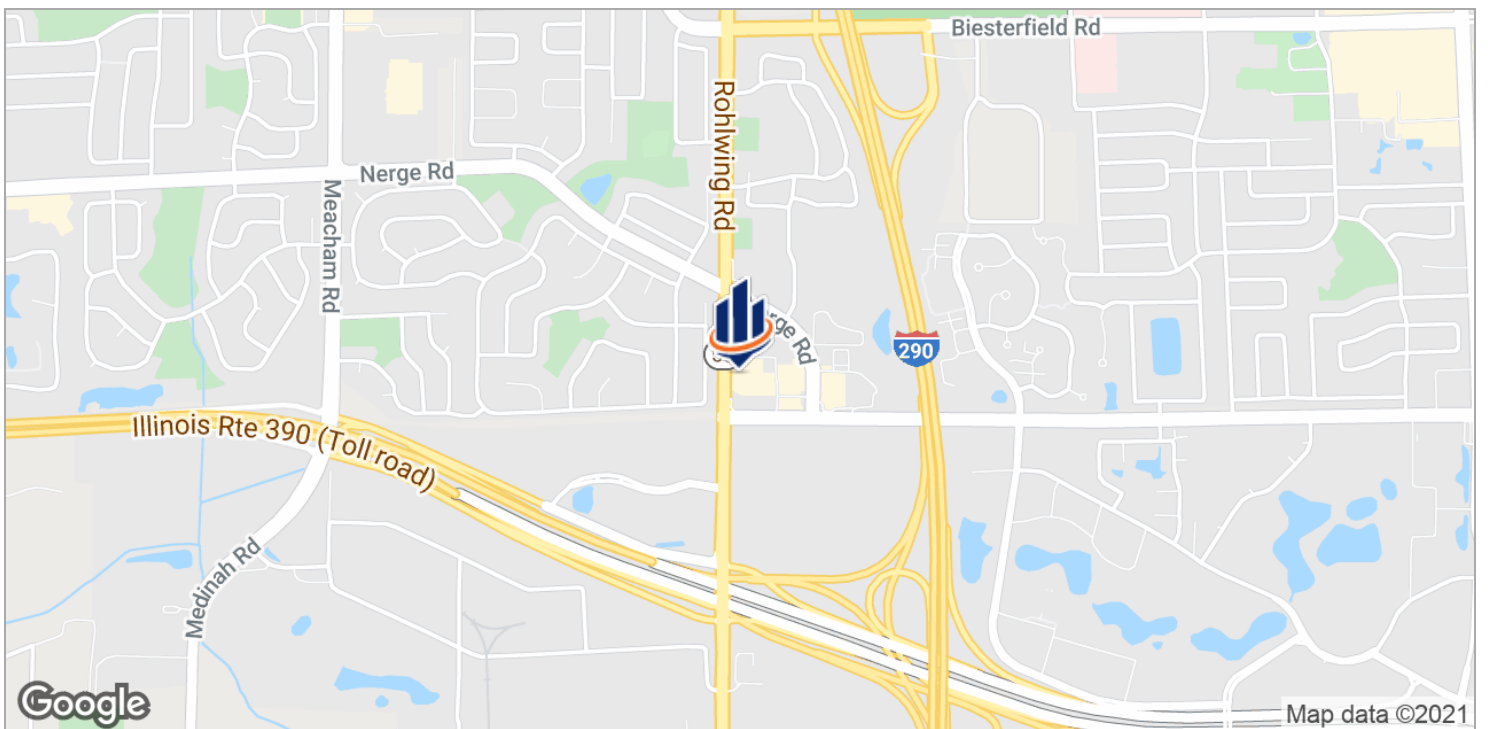
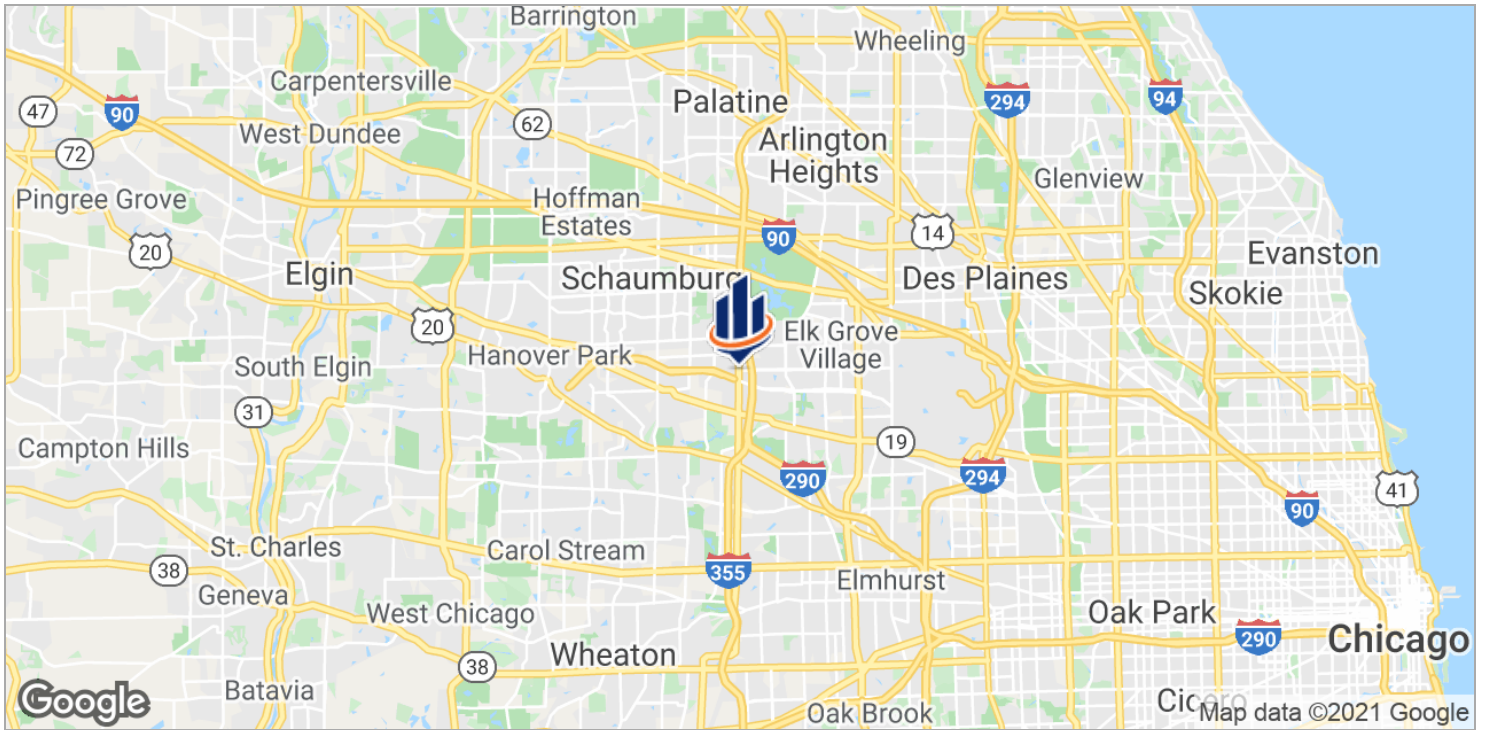
Aerial Photo



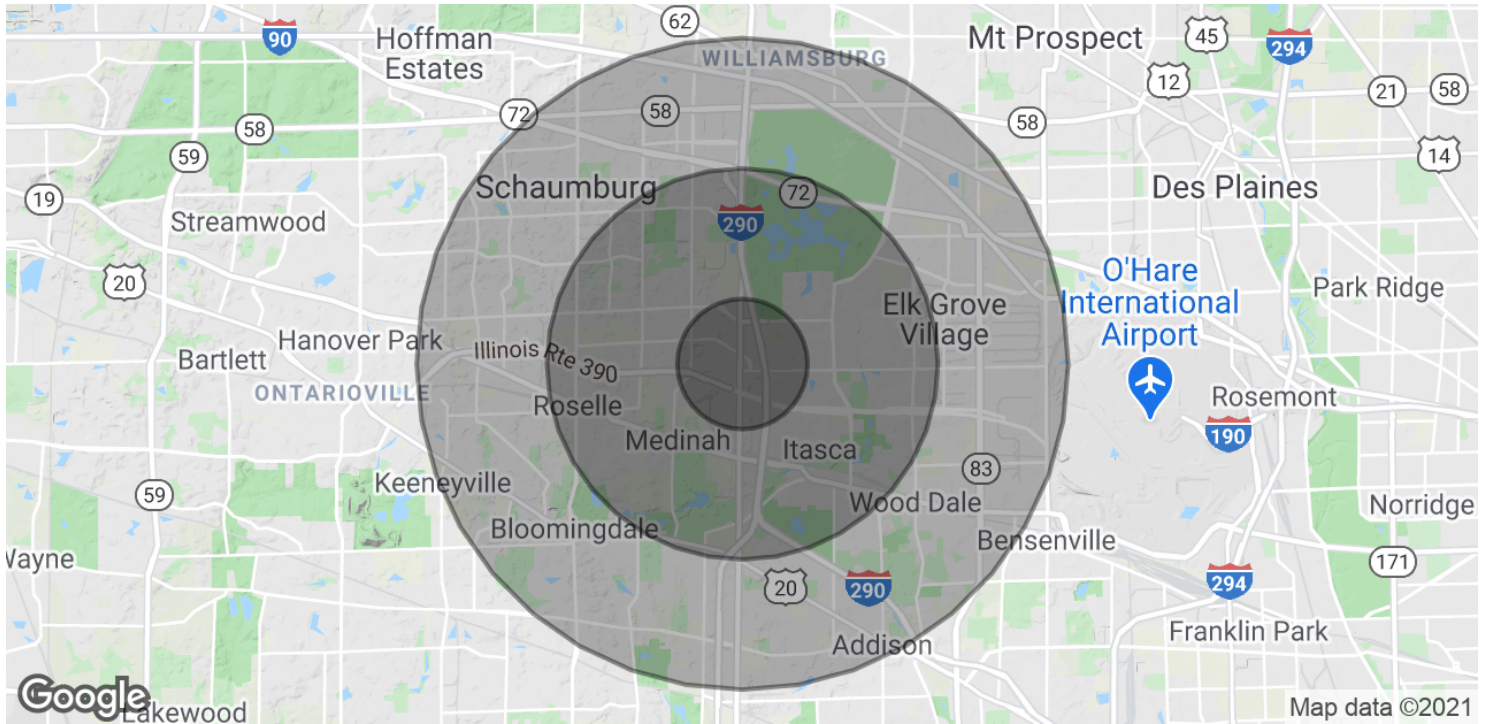
Area Photo



Location Maps



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,136	70,607	220,036
Average age	41.4	40.4	38.4
Average age (Male)	40.4	39.0	37.4
Average age (Female)	42.6	41.8	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,123	27,836	83,847
# of persons per HH	2.5	2.5	2.6
Average HH income	\$85,210	\$88,958	\$80,911
Average house value	\$341,002	\$338,779	\$317,485

* Demographic data derived from 2010 US Census

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