



# RESTAURANT FOR LEASE OR SALE MAIN STREET AT SEVEN BRIDGES

6310 SOUTH ROUTE 53  
WOODRIDGE, IL 60517

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**Karen Kulczycki**  
Senior Advisor  
O: 312.602.5346  
kkulczycki@svn.com

**Scott Reinish**  
Senior Advisor  
O: 312.667.4609  
sreinish@svn.com



# Property Summary



## OFFERING SUMMARY

Available SF:	11,582 SF
Sale Price/Lease Rate:	Subject to Offer/Negotiable
Lot Size:	0.38 Acres
Year Built:	2008
Building Size:	11,582 SF
Renovated:	2014
Zoning:	ORI
Market:	West East/West Corridor Submarket

## PROPERTY OVERVIEW

SVN is pleased to present second generation fully equipped restaurant for lease located at 6310 Main Street at Seven Bridges in Woodridge, Illinois. This 11,582 square foot restaurant is turn-key and ready for an operator. Seating for 140 in the restaurant, 210 in banquet area, 41 in the bar, and 52 in the outdoor garden patios. The fully equipped commercial kitchen features two hoods, multiple ovens including oven hearth pizza oven, grill, fryers, walk-in freezer, and multiple coolers. Value-add with the expansive bar and video gaming area.

## PROPERTY HIGHLIGHTS

- 11,582 SF Second Generation Restaurant
- 4,500 SF Fully Equipped Kitchen
- 3 Outdoor Patios
- Potential Drive-Thru
- Occupancy for 440 (Banquet area, Restaurant, Bar, Patio)
- Video Gaming
- High Traffic Area / Great Visibility
- Monument Signage
- Abundant Parking

# Additional Photos



# Additional Photos



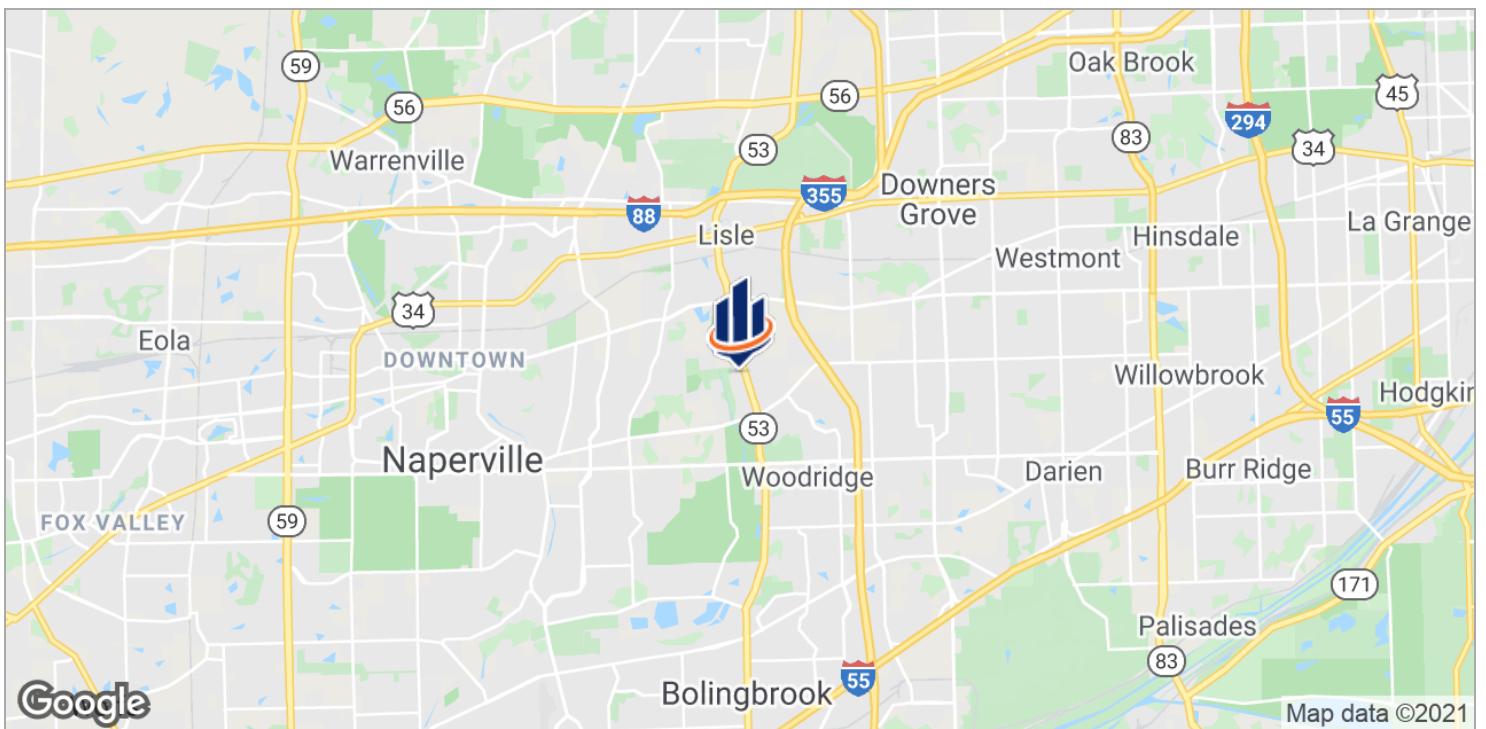
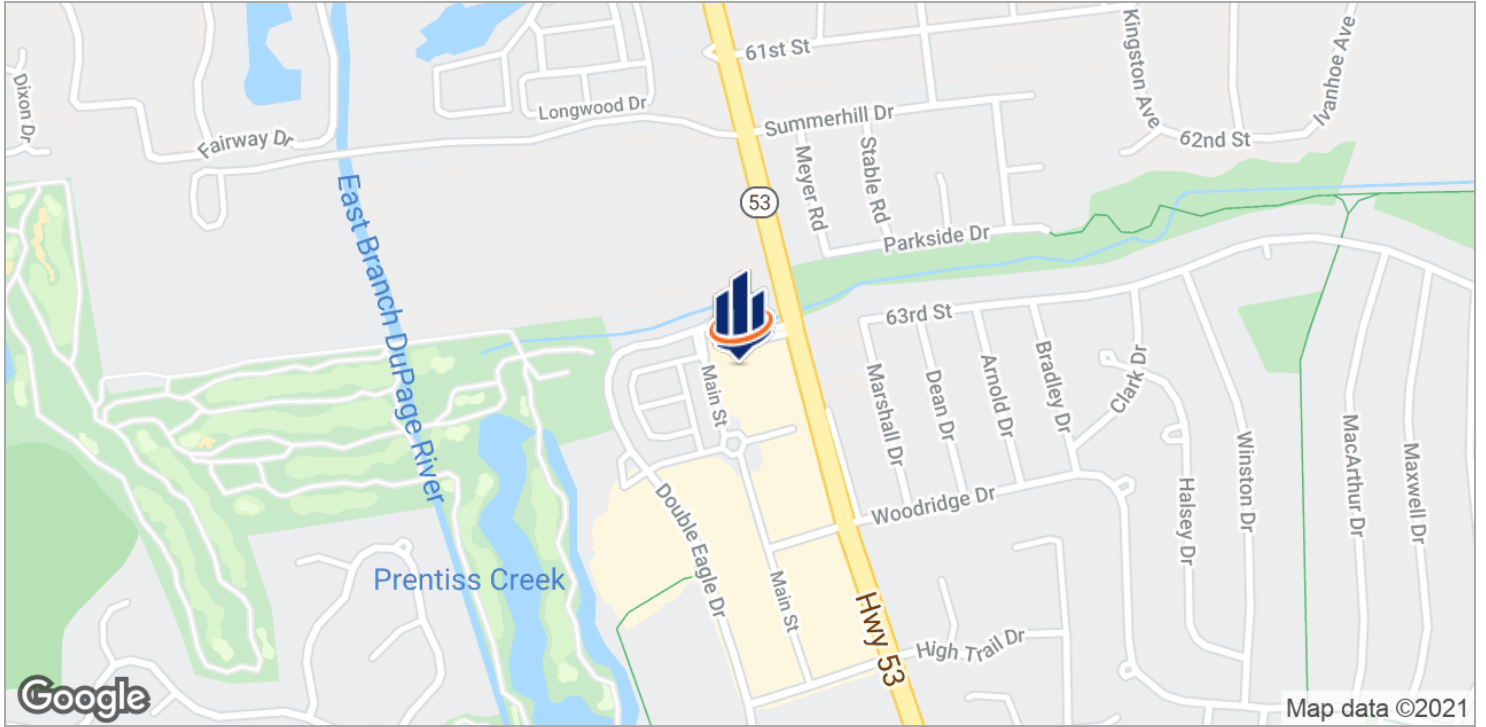
# Property Aerial



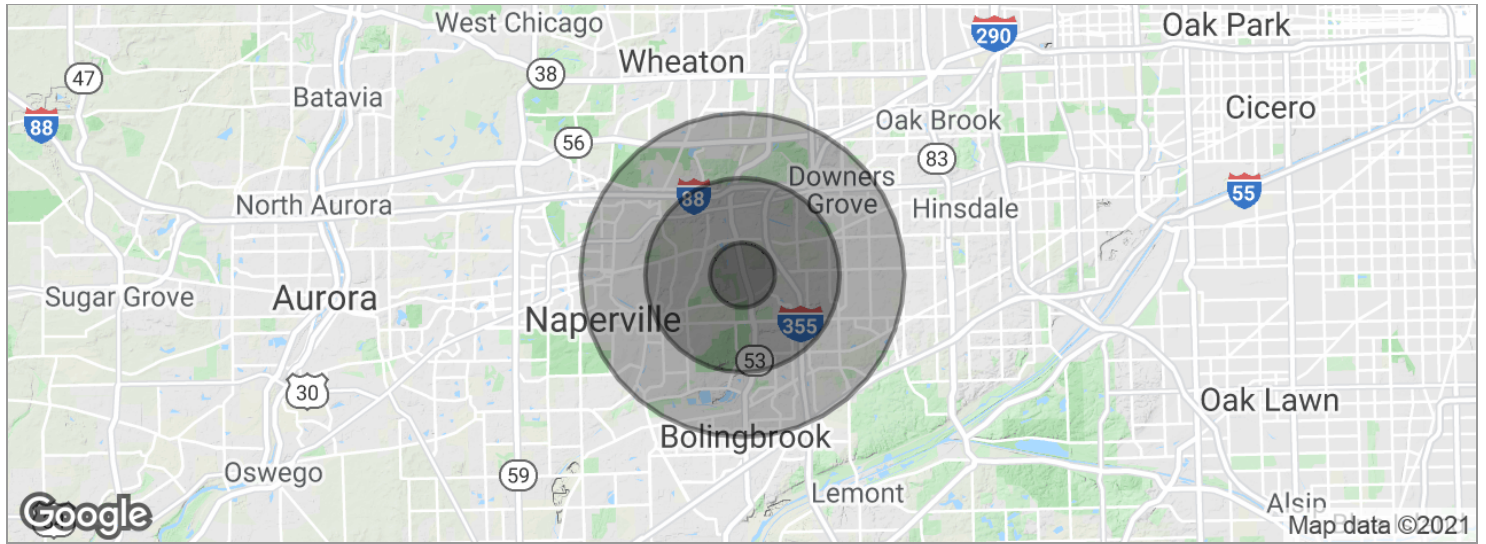
# Retailer Aerial



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,430	86,058	249,596
Median age	38.7	38.3	38.3
Median age [Male]	38.2	37.3	37.4
Median age [Female]	39.1	39.1	38.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,479	34,781	93,710
# of persons per HH	2.3	2.5	2.7
Average HH income	\$106,917	\$96,585	\$106,023
Average house value	\$270,691	\$331,062	\$386,246

\* Demographic data derived from 2010 US Census

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