



# RESTAURANT AVAILABLE AT MAIN STREET AT SEVEN BRIDGES

6310 SOUTH ROUTE 53  
WOODRIDGE, IL 60517

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# 1 PROPERTY INFORMATION

6310 South Route 53  
Woodridge, IL 60517

# Property Summary



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.38 Acres
Year Built:	2008
Building Size:	11,582 SF
Renovated:	2014
Zoning:	ORI
Market:	West East/West Corridor Submarket
Price / SF:	-

## 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 turnkey 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
- Monumental Signage

# Property Description



## LOCATION OVERVIEW

The Village of Woodridge is located in DuPage County, Illinois approximately 25 miles west of Chicago. Easy access to highways I-355 at 63rd Street, 75th Street, and Boughton Road, and also I-55 off of I-355.

Rich in natural beauty, Woodridge overlooks the DuPage River's East Branch and populated by heavy oaks and maples. The first residents of this area were the Potawatomi Indians. Woodridge has three golf courses including the championship course at Seven Bridges. Currently, home to several corporate headquarters, including Wilton Industries, Cooper's Hawk Winery, Home Run Inn pizzeria chain, and past home of Pabst Brewing Company. In addition, the annexation of a 725-acre tract of real estate generally located south of I-55, west of Lemont Road, east of Joliet Road, and north of Bluff Road now showcases Internationale Centre, a thriving regional business center.



The Seven Bridges development began in 1989 with the rebuilding of a historical old golf course and is now a premier development of upscale residential homes, townhomes, and new commercial development. Seven Bridges Golf Club, Ice Arena, Edwards Health and Fitness Center are located on the west side of Route 53. Join the Main Street retailers including Legends Grill & Bar, Ike & Oak Brewing Company, Revival, Buffalo Wild Wings, Jam & Jelly Cafe, Aurelio's Pizza, Starbucks, Jimmy John's, Clara's, and Chef Soon.



# Complete Highlights

## SALE HIGHLIGHTS

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- 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
- Monumental Signage
- Abundant Parking
- Well-Maintained



# Additional Photos



# Additional Photos



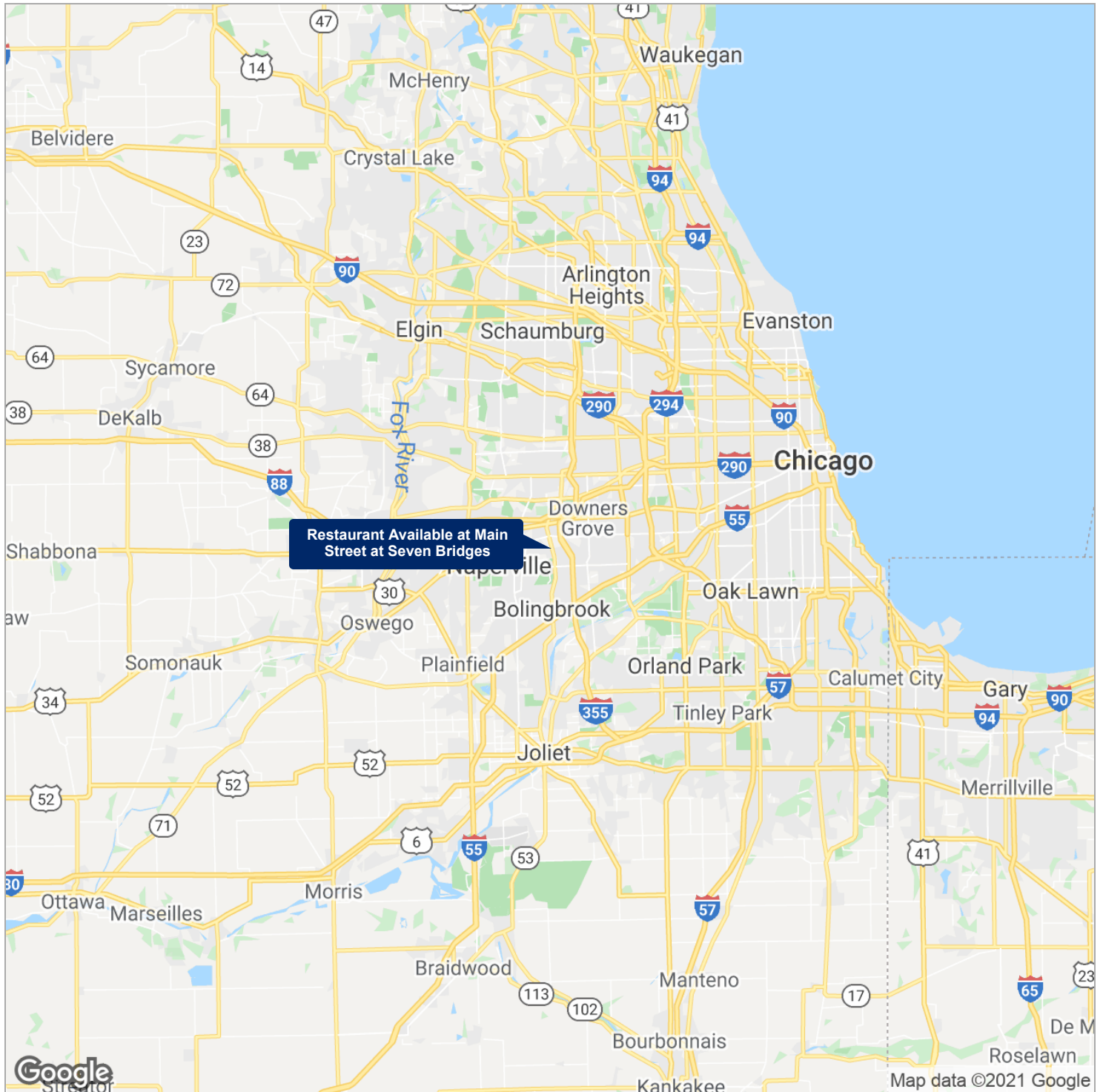
# Additional Photos



## 2 LOCATION INFORMATION

6310 South Route 53  
Woodridge, IL 60517

# Regional Map



# Arial Photo



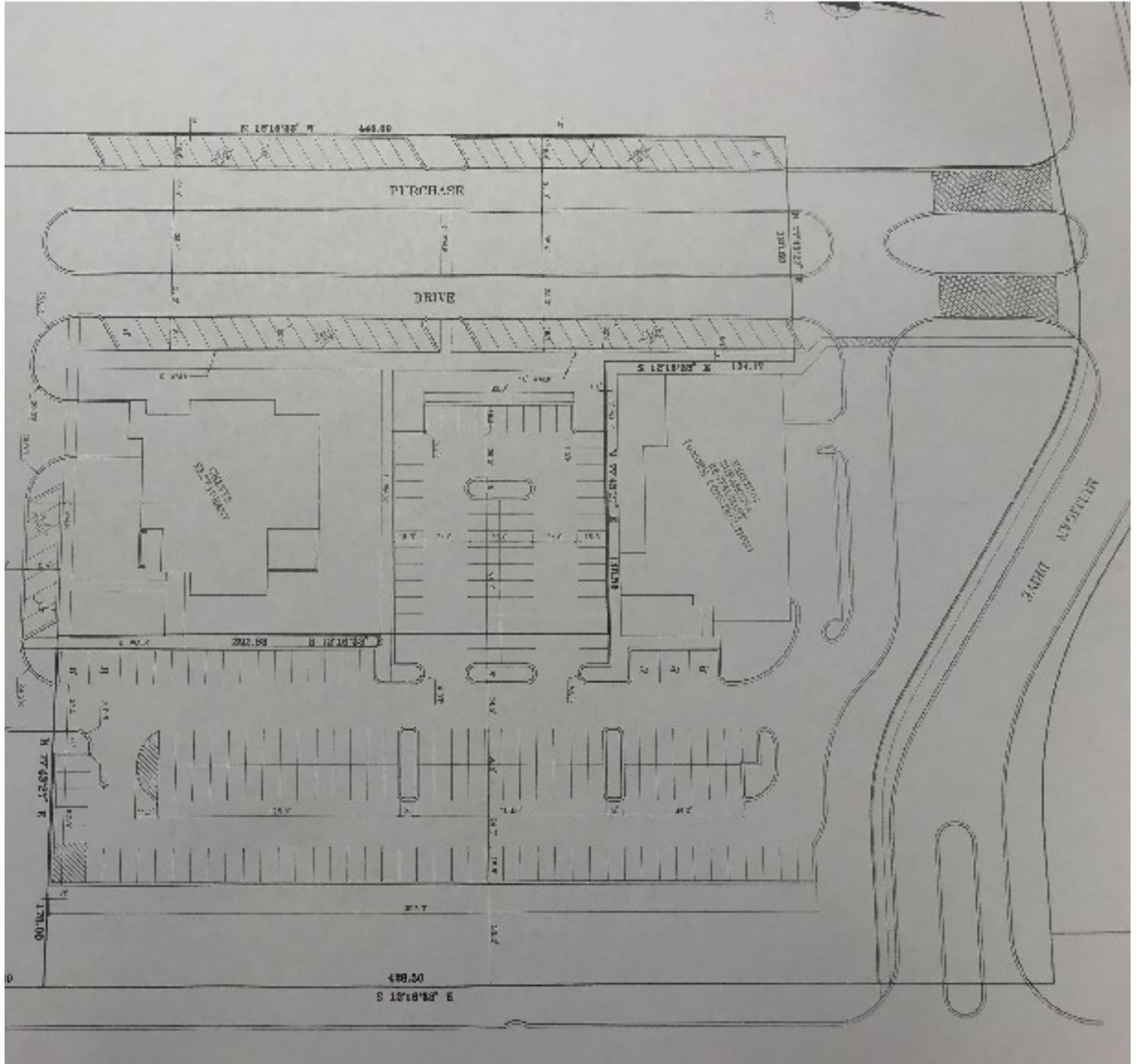
# Retailer Map



# Floor Plan



# Site Plan





Woodridge **3**  
DEMOGRAPHICS

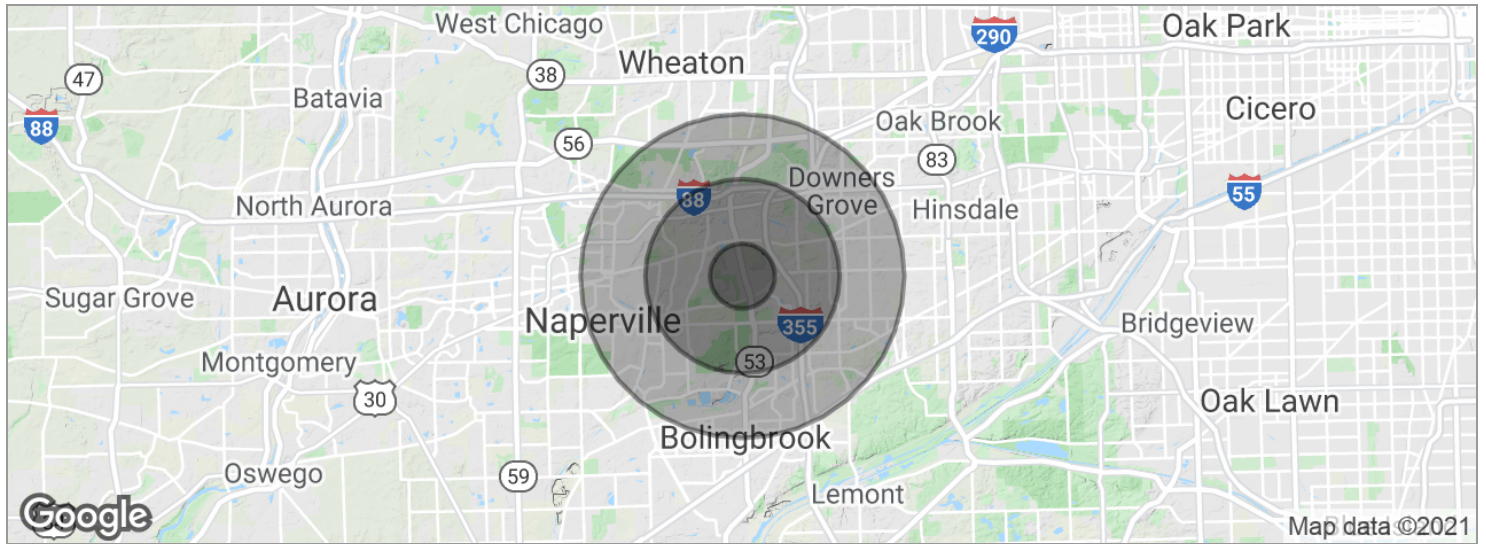
6310 South Route 53  
Woodridge, IL 60517

# Demographics Report

	<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>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,479	34,781	93,710
Total 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

# Demographics Map



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