

PRICE REDUCTION!

Free Standing Restaurant with Patio

10331 S ROBERTS RD

Palos Hills, IL 60465

PRESENTED BY:

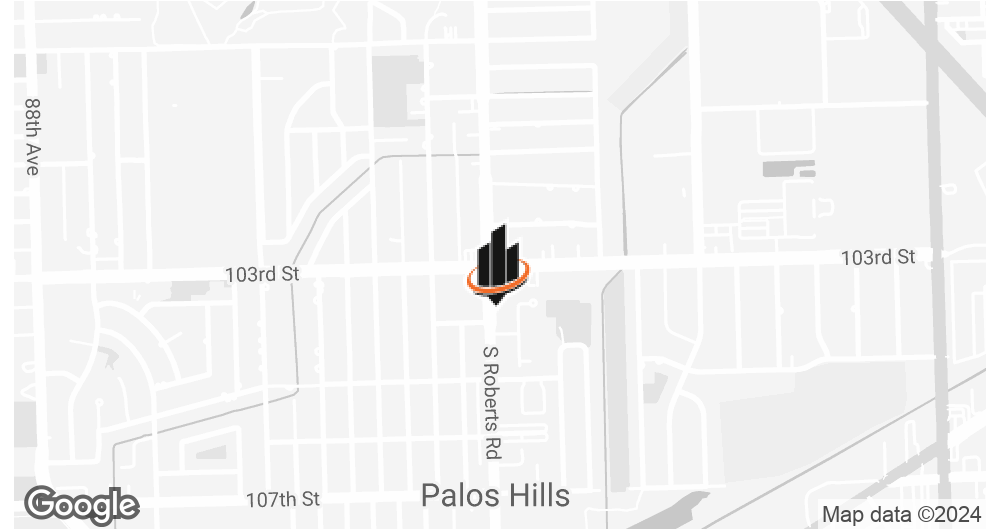
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
BUILDING SIZE:	3,200 SF
LOT SIZE:	0.6 Acres
CAP RATE:	7.99%
NOI:	\$59,948
YEAR BUILT:	1988
RENOVATED:	2021

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PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ±3,200 SF Free Standing Restaurant including Patio located at 10331 S. Roberts Road in Palos Hills, Illinois. This investment opportunity has an indoor capacity for 150 and a picturesque outdoor patio that seats approximately 180. Numerous improvements include an updated kitchen, hood, HVAC, roof, bar, plumbing, patio fireplace, entertainment system, and restroom addition. Onsite parking lot with 28 surface spaces plus and next to City Hall. Third location for tenant New Taza Bakery / Hadramout Restaurant.

PROPERTY HIGHLIGHTS

- ±3,200 SF Turnkey Restaurant and Patio on 0.60 AC
- Recent Renovations | Plenty of Parking
- Expanded Bar | Prior Video Gaming
- Pylon Signage | Frontage on Roberts Road

INTERIOR PHOTOS



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PATIO PHOTOS



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KITCHEN AND EXTERIOR PHOTOS



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AERIAL PHOTO



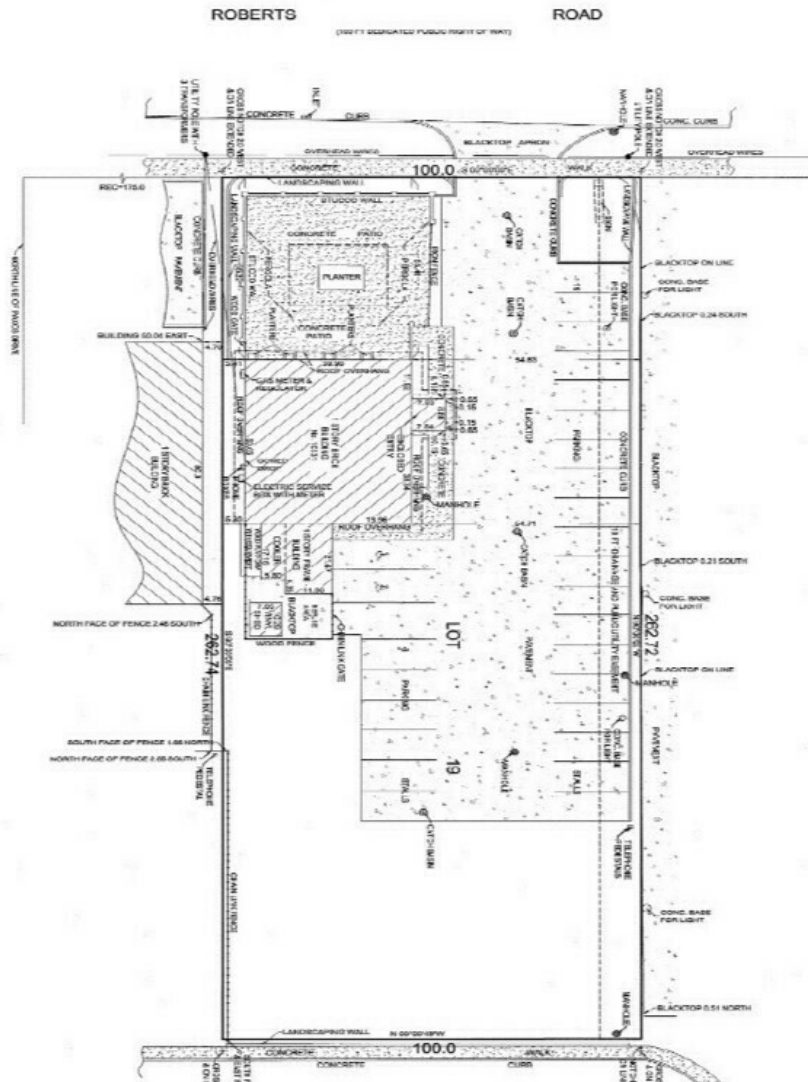
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PLAT OF SURVEY



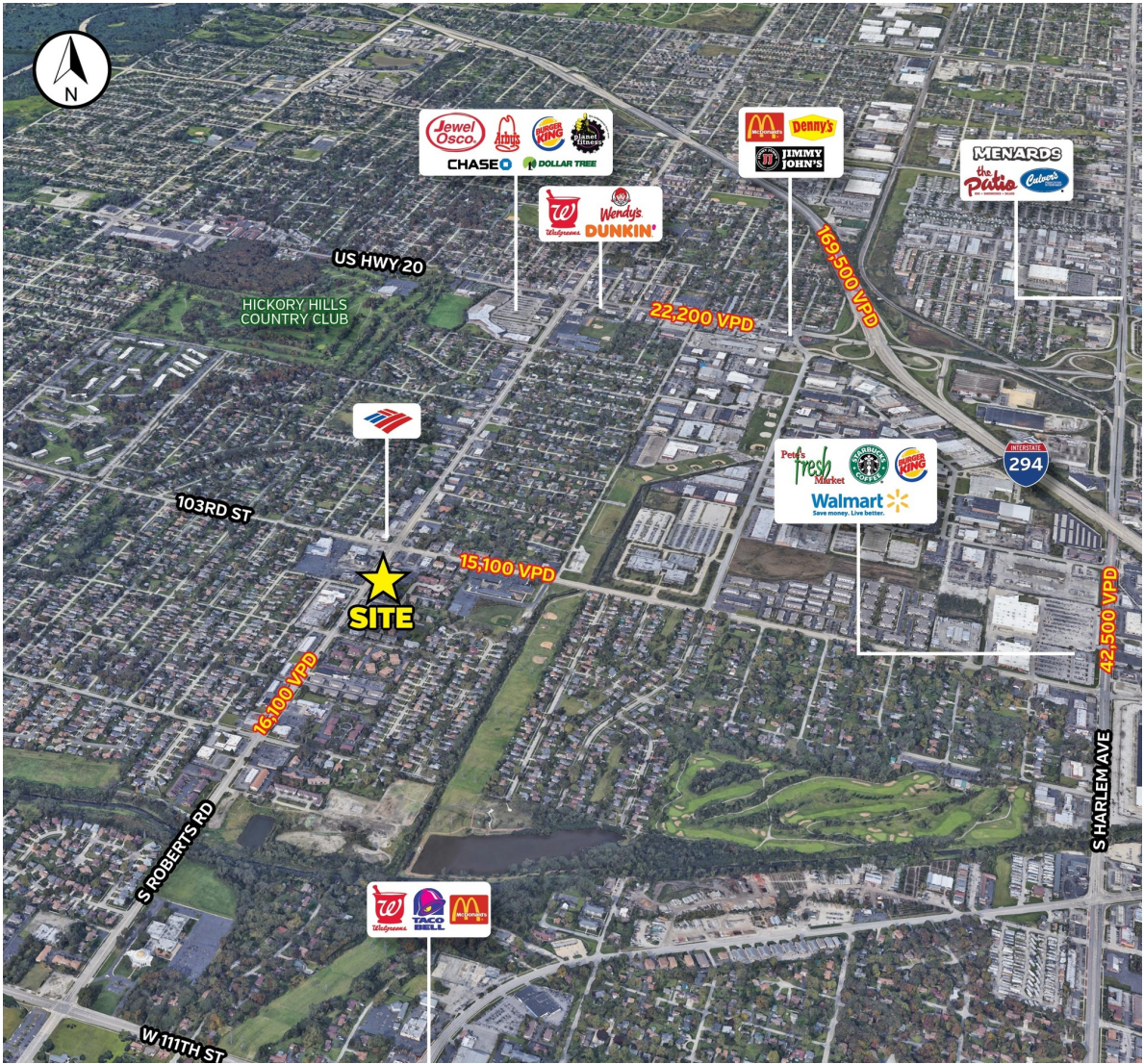
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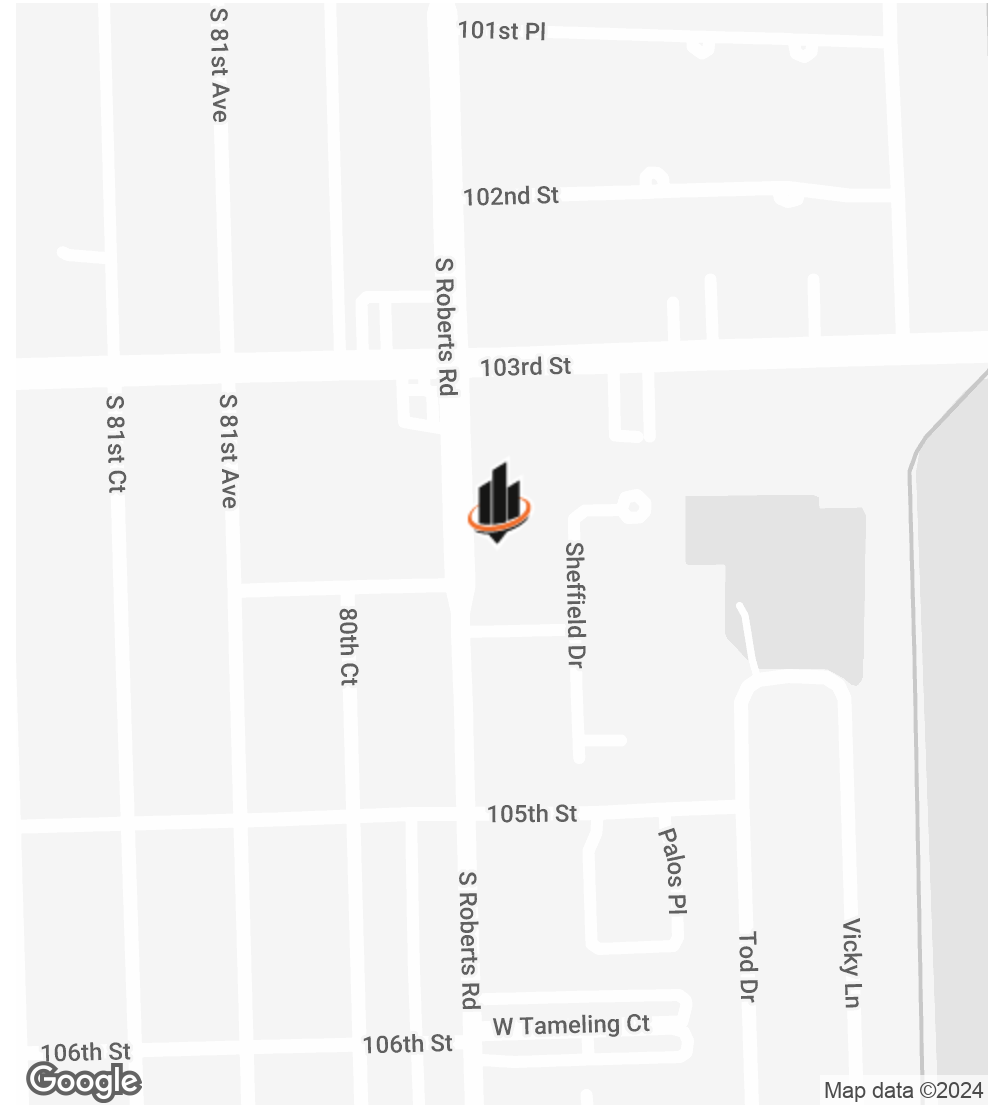
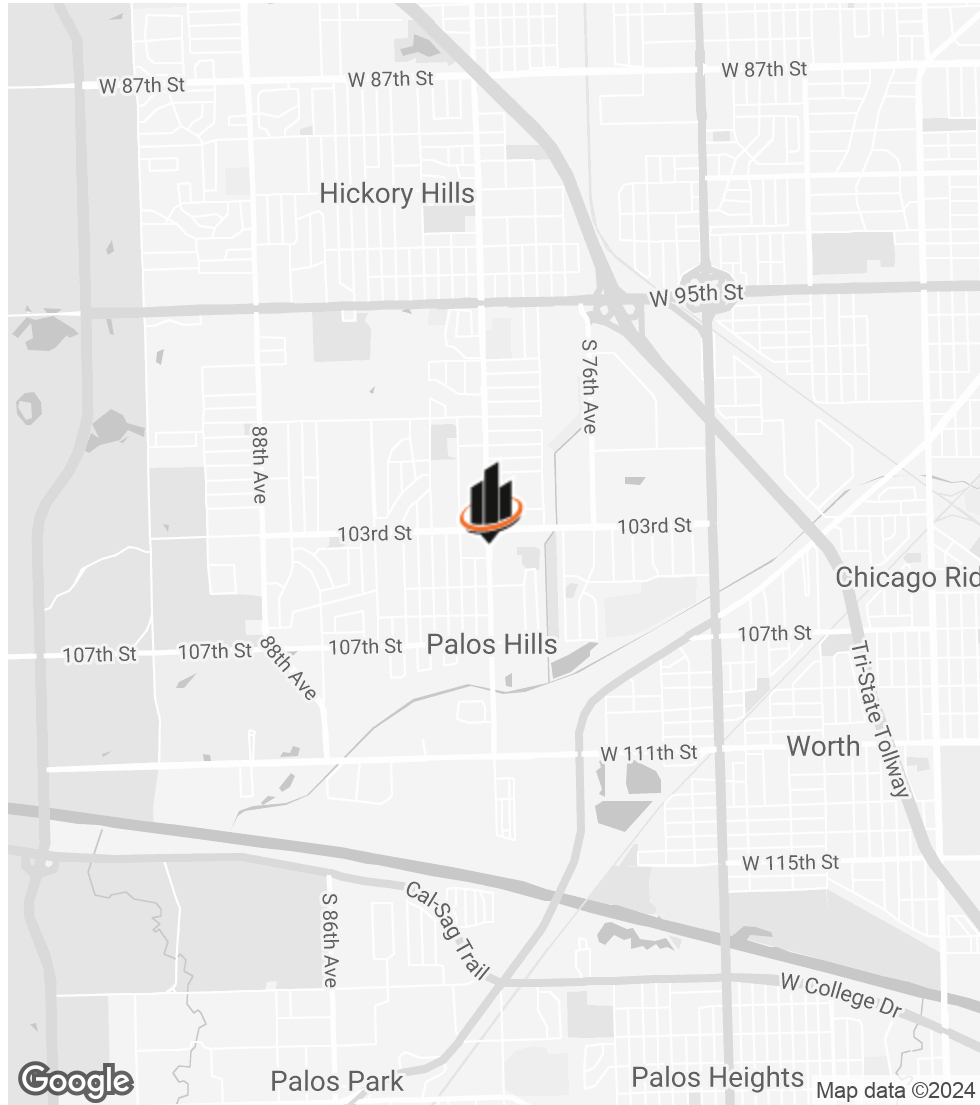
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RETAILER MAP



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LOCATION MAPS



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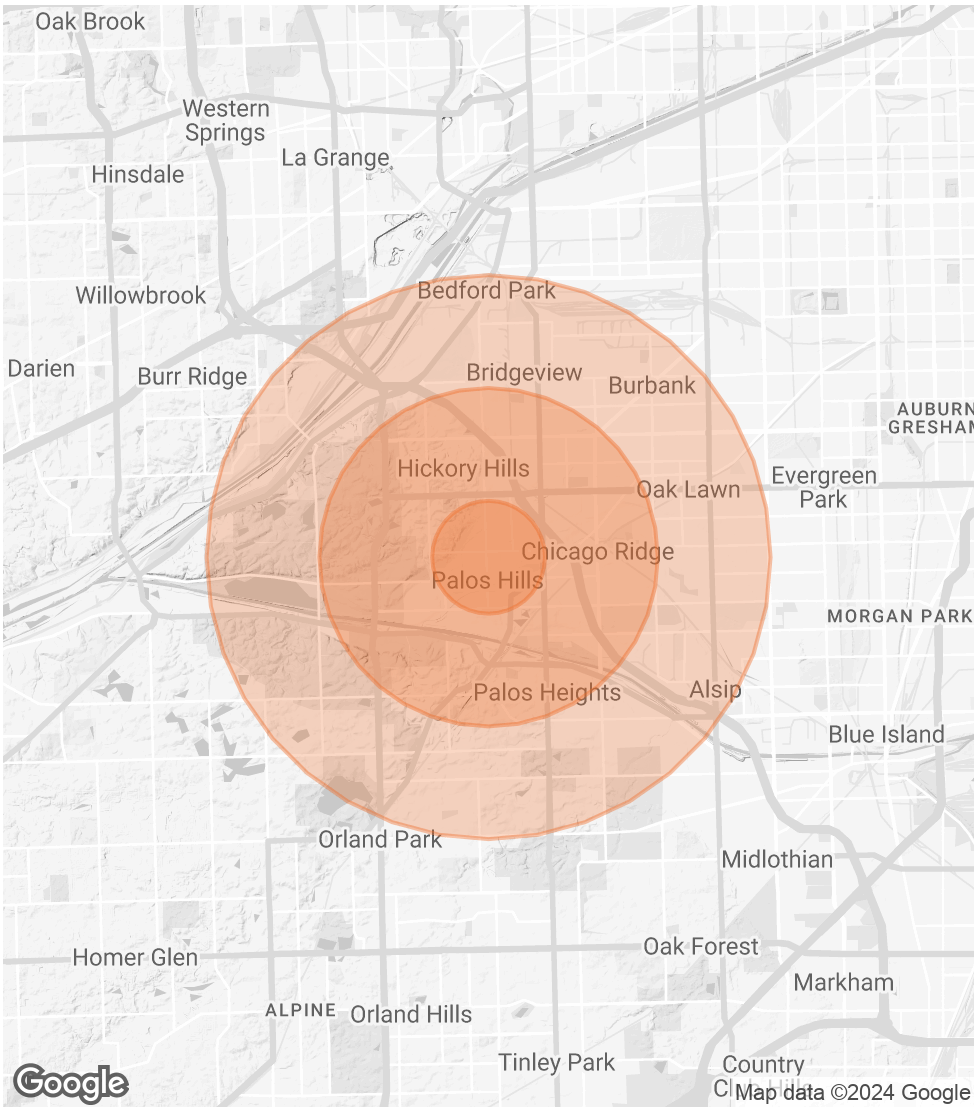
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,507	99,224	229,351
AVERAGE AGE	41.1	40.5	41.3
AVERAGE AGE (MALE)	40.0	39.6	39.4
AVERAGE AGE (FEMALE)	43.2	41.8	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,915	40,395	92,108
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$71,991	\$71,455	\$80,955
AVERAGE HOUSE VALUE	\$205,776	\$196,198	\$218,959

2020 American Community Survey (ACS)



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