



**SALE / LEASE**

## Restaurant property for Lease or Sale

**131 N ANNIE GLIDDEN RD**

Dekalb, IL 60115

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Negotiable
<b>LEASE RATE:</b>	\$19.50 SF/yr (NNN)
<b>REAL ESTAE TAXES:</b>	\$36,394/yr (\$8.23/SF/yr)
<b>AVAILABLE SF:</b>	4,420 SF
<b>LOT SIZE:</b>	1.75 Acres
<b>YEAR BUILT:</b>	2000
<b>ZONING:</b>	GC
<b>APN:</b>	0821276008; 0821276010

### PROPERTY OVERVIEW

Free standing 4,420 SF retail / restaurant building last occupied by IHOP. The space is currently configured for a full service restaurant with patio dining. with All FF&E still in place. The building is located on a large parcel with 70+ spaces in well lit parking lot. Potential for a variety of uses including full service restaurant/bar, QSR with drive thru, Medical office, retail etc.

### LOCATION OVERVIEW

Located near the intersection of Route 38 (Lincoln Highway) and N Annie Glidden Rd. adjacet to the Northern Illinois University campus and just 2 blocks from the NIU football stadium and Alumni Center.

High traffic retail area next to Marathon, Dunkin, Jersey Mikes and Sonic, and across from Starbucks, Chipotle and Potbelly.

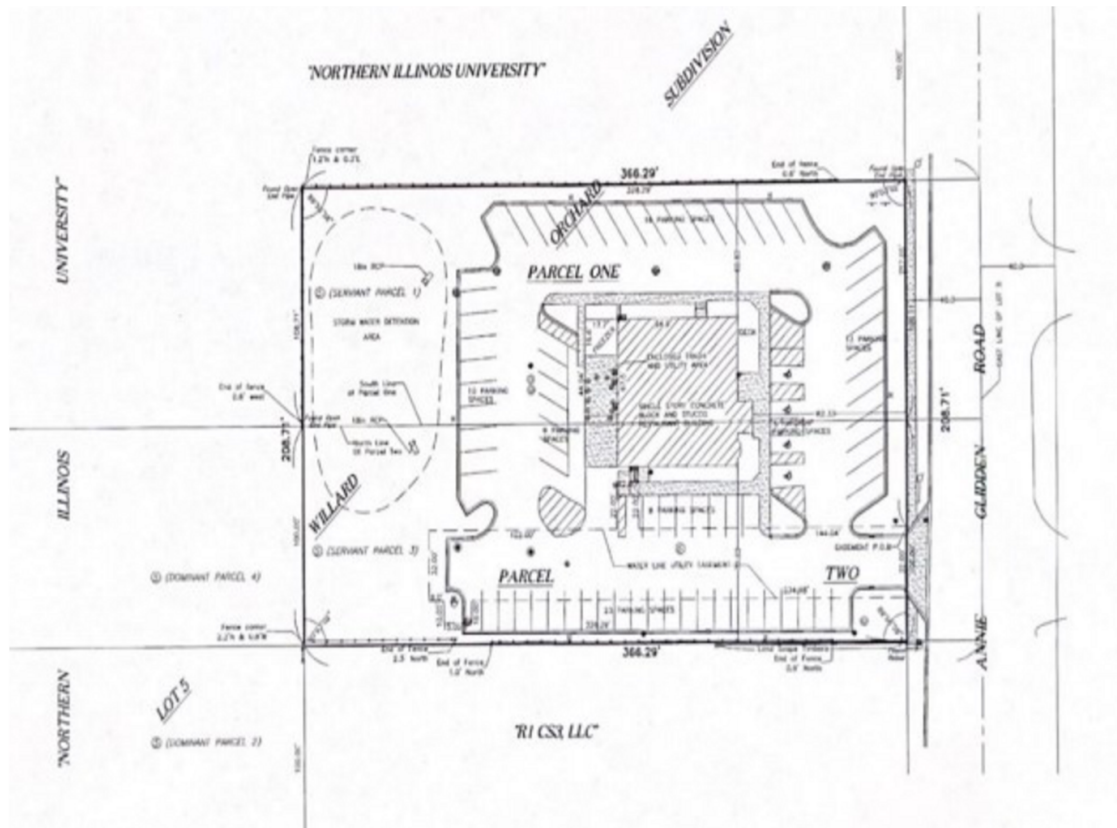
The property is surrounded by single family and multi-family residential and University housing, and less than 2 miles from I-88 interchange at Annie Glidden Road.

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# SITE PLAN

## SITE PLAN

131 N Annie Glidden Road



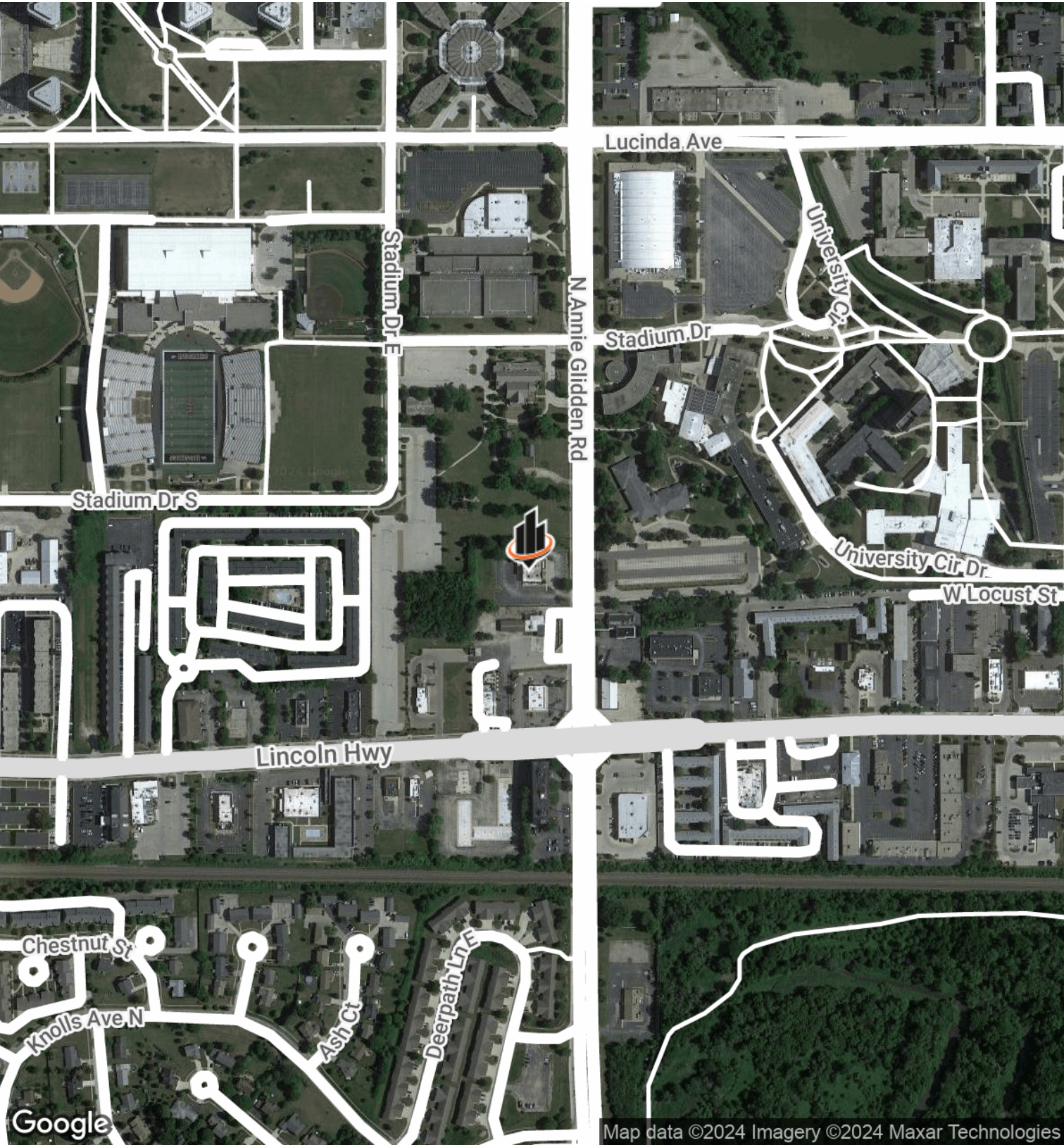
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## ADDITIONAL PHOTOS



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LOCATION MAP



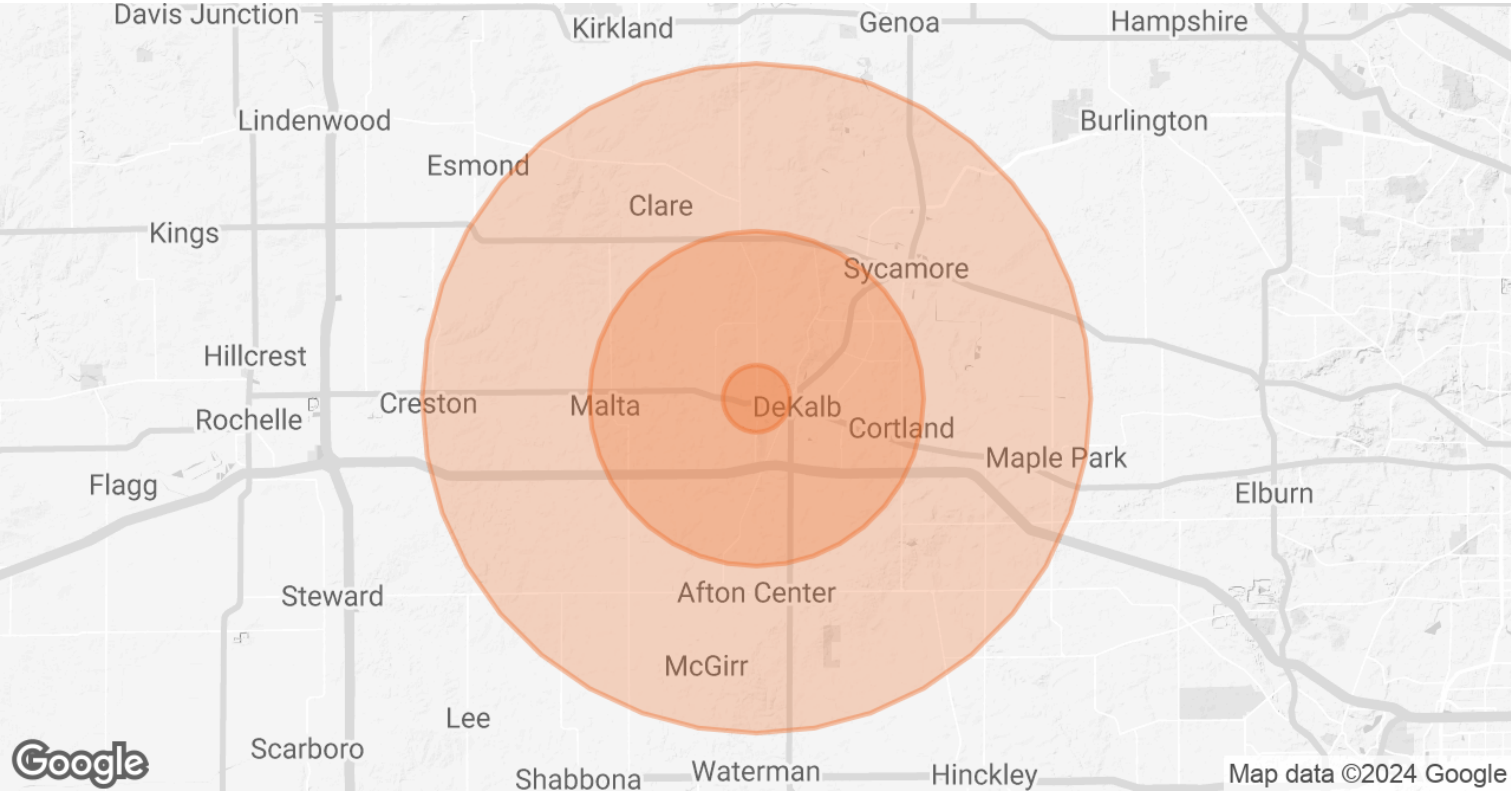
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SURROUNDING RETAIL



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	16,250	53,638	76,662
AVERAGE AGE	23.9	32.0	33.6
AVERAGE AGE (MALE)	23.6	31.7	33.1
AVERAGE AGE (FEMALE)	24.1	32.3	34.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,491	21,900	30,690
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$40,411	\$61,510	\$68,443
AVERAGE HOUSE VALUE	\$72,252	\$131,422	\$153,837

2020 American Community Survey (ACS)

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