

JAMESON.

MARKETING
PACKAGE

105 S. COOK ST./207 PARK AVE.

Barrington Commercial Real Estate Formerly McGonigal's Pub

MIKE COSTANZO

BUSINESS BROKER // SENIOR ASSOCIATE

mcostanzo@jameson.com

312.399.5080

PROPERTY DETAIL & HIGHLIGHTS



FOR SALE

\$2,475,000

PROPERTY SIZE

+/- 13,000 SF

LOT SIZE

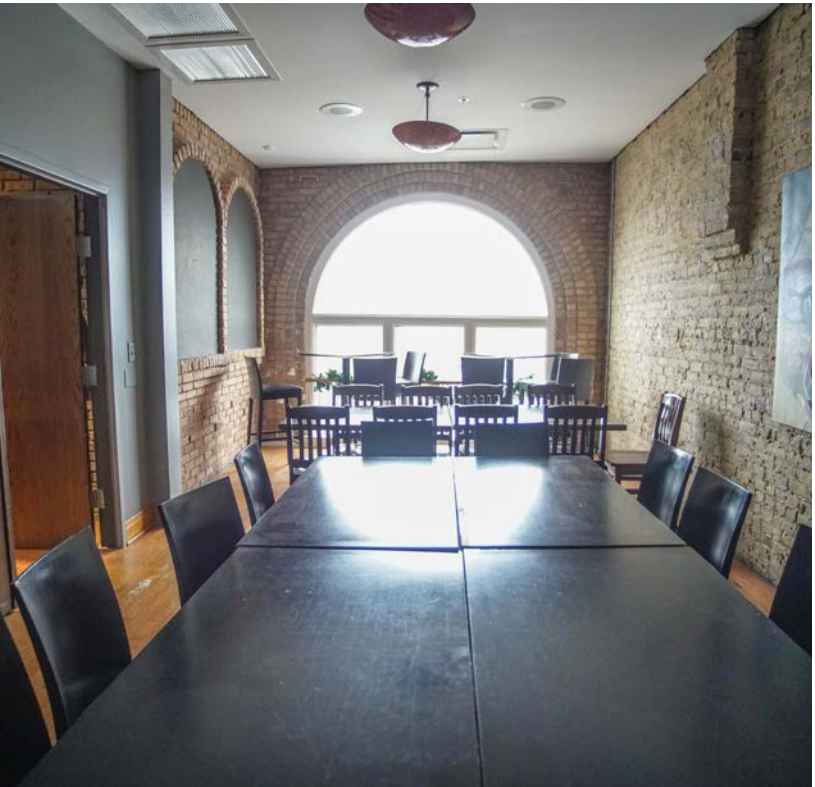
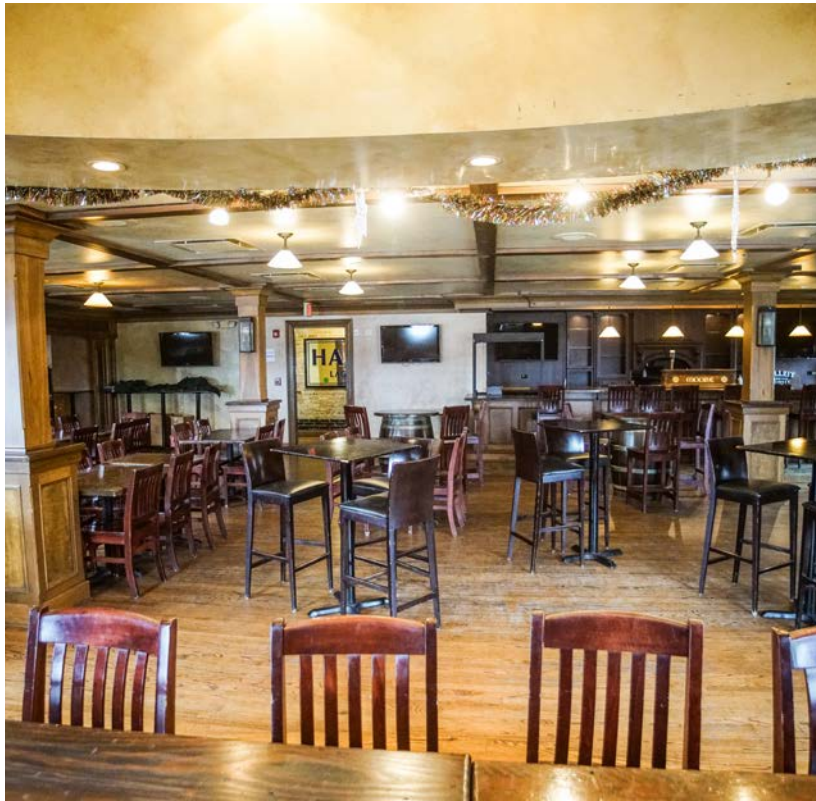
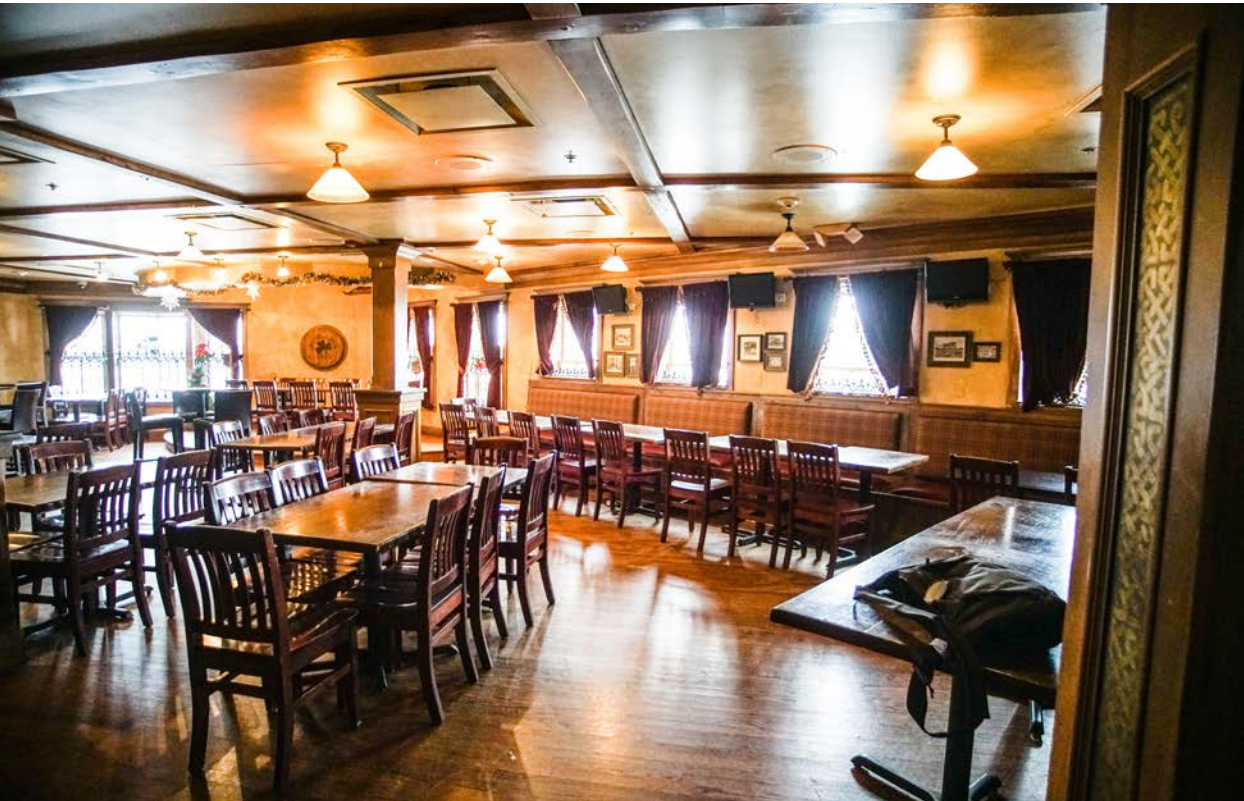
4,885 SF

2022 RE TAXES

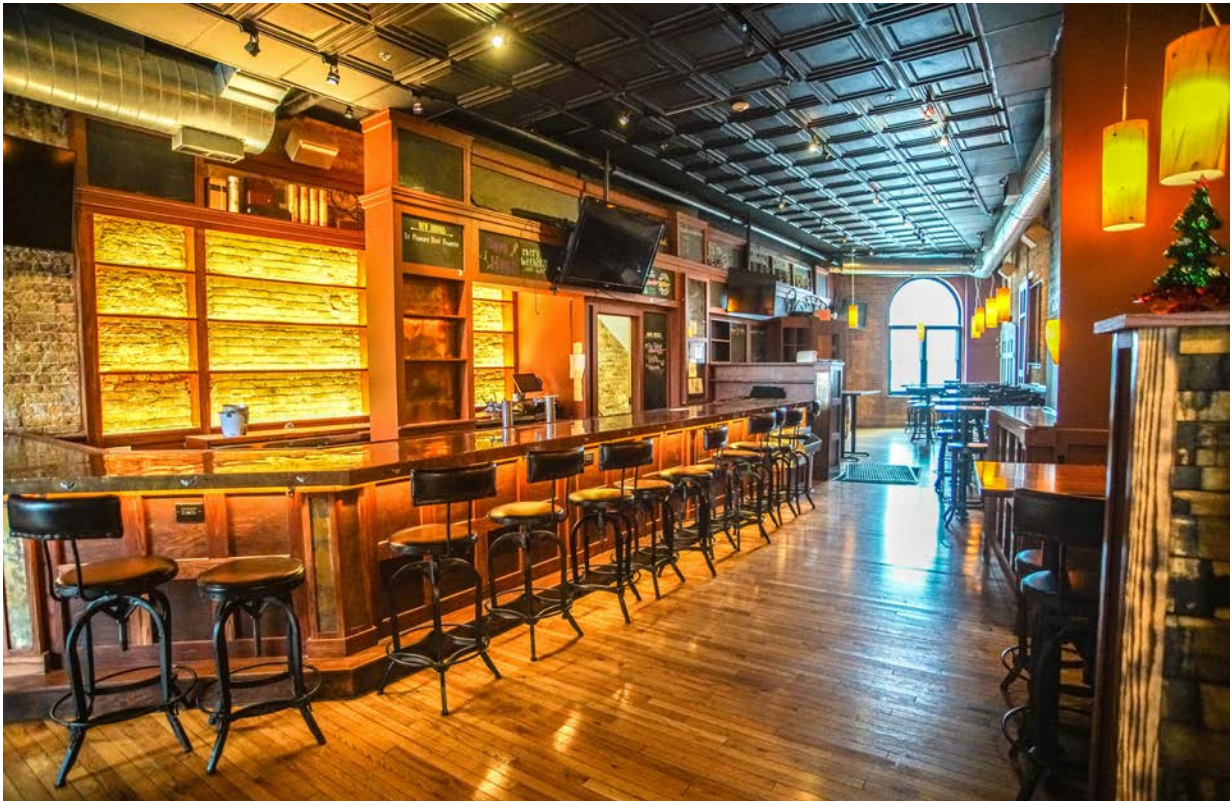
\$108,882.90

PROPERTY HIGHLIGHTS

- Barrington Commercial Real Estate formerly McGonigal's Pub.
- Ideal opportunity for the following types of uses: multi-level bar/restaurant, law firm, architectural group, art gallery, retailers, capability to convert to mixed-use status allowing residential units to be developed on the 2nd floor, etc.
- Corner location at 105 S. Cook St. & 207 Park Ave. in Barrington, Il.
- ADA elevator to second floor.
- More than adequate 220-Volt electrical power system.
- The two floors including the basement have approximately 13,000 internal square feet within two attached two-story buildings.
- The footprint of the 2 lots is 4,885 square feet.
- 2022 RE Taxes: \$108,882.90
- Proof of Funds is required prior to scheduling a showing.
- 2% Co-Op commission on sale.







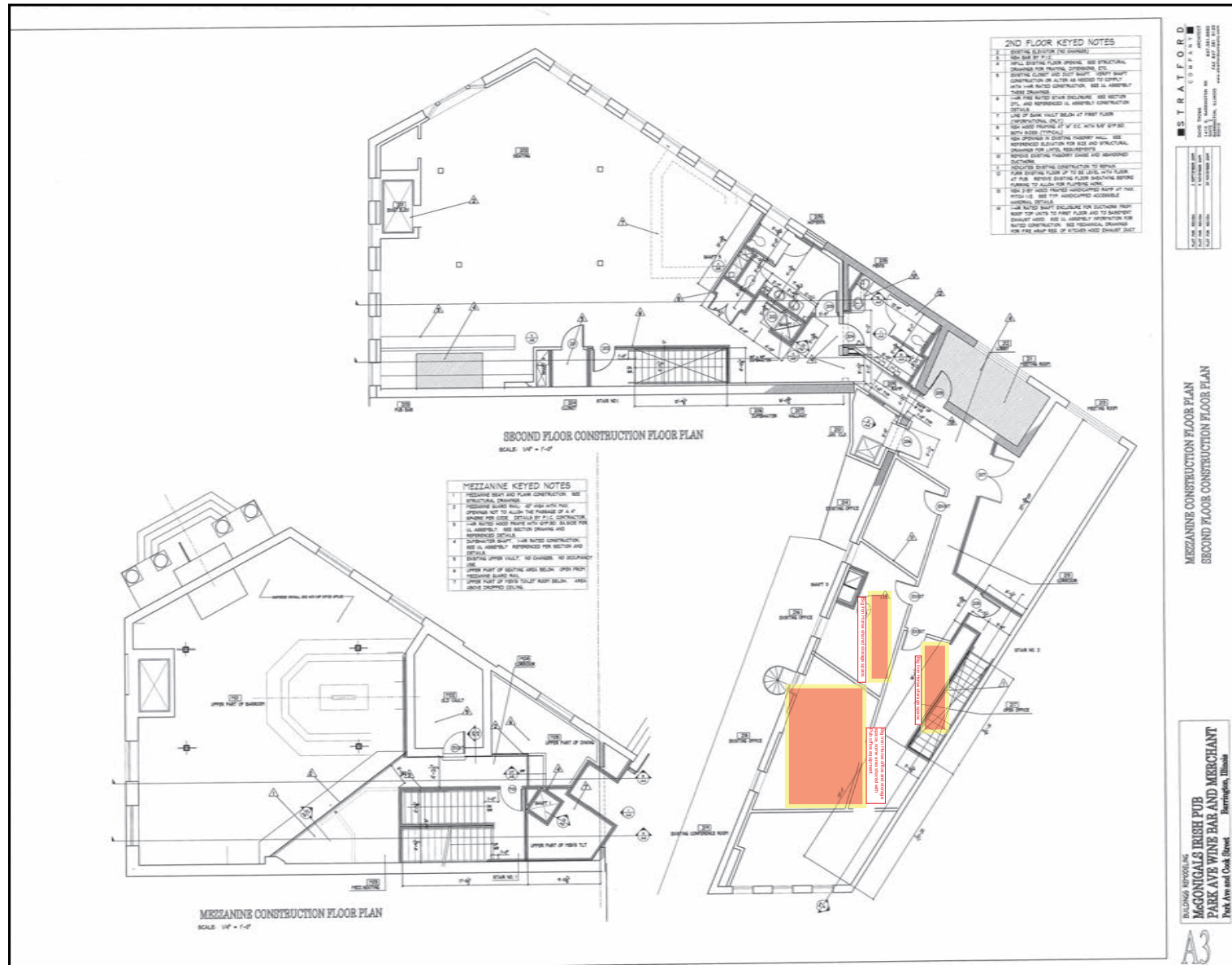
6



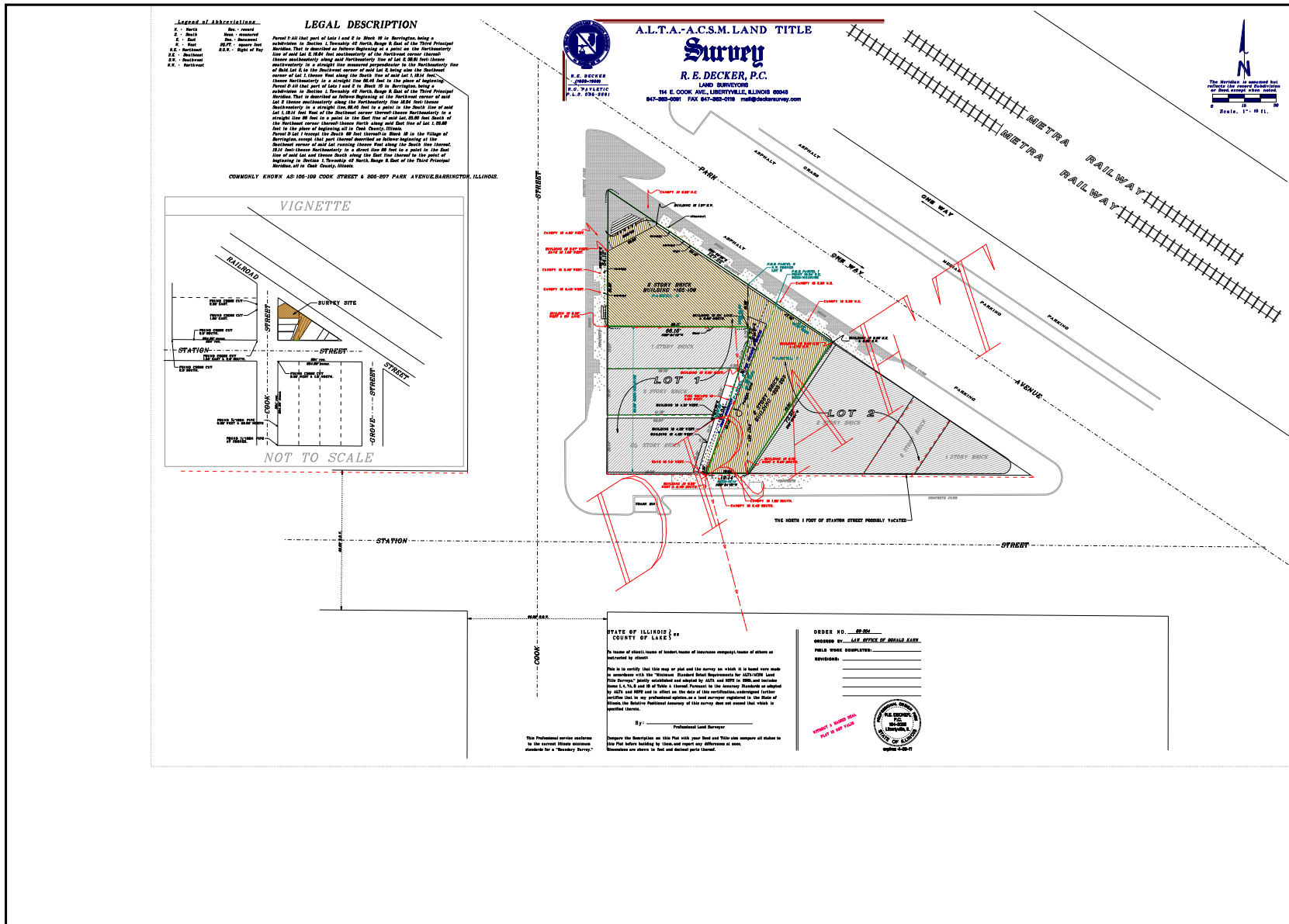
PROPERTY FLOOR PLAN



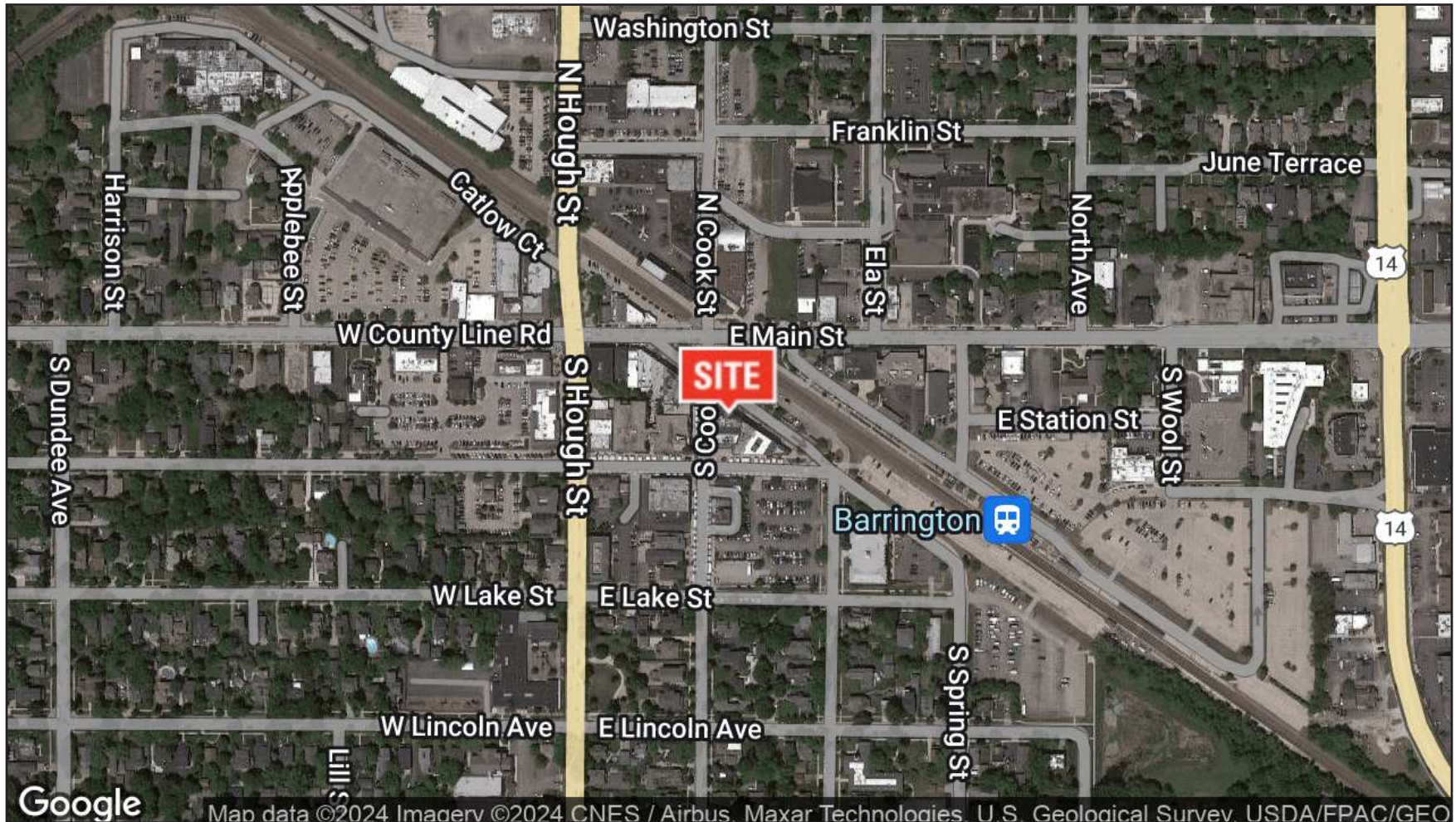
PROPERTY FLOOR PLAN



ALTA SURVEY



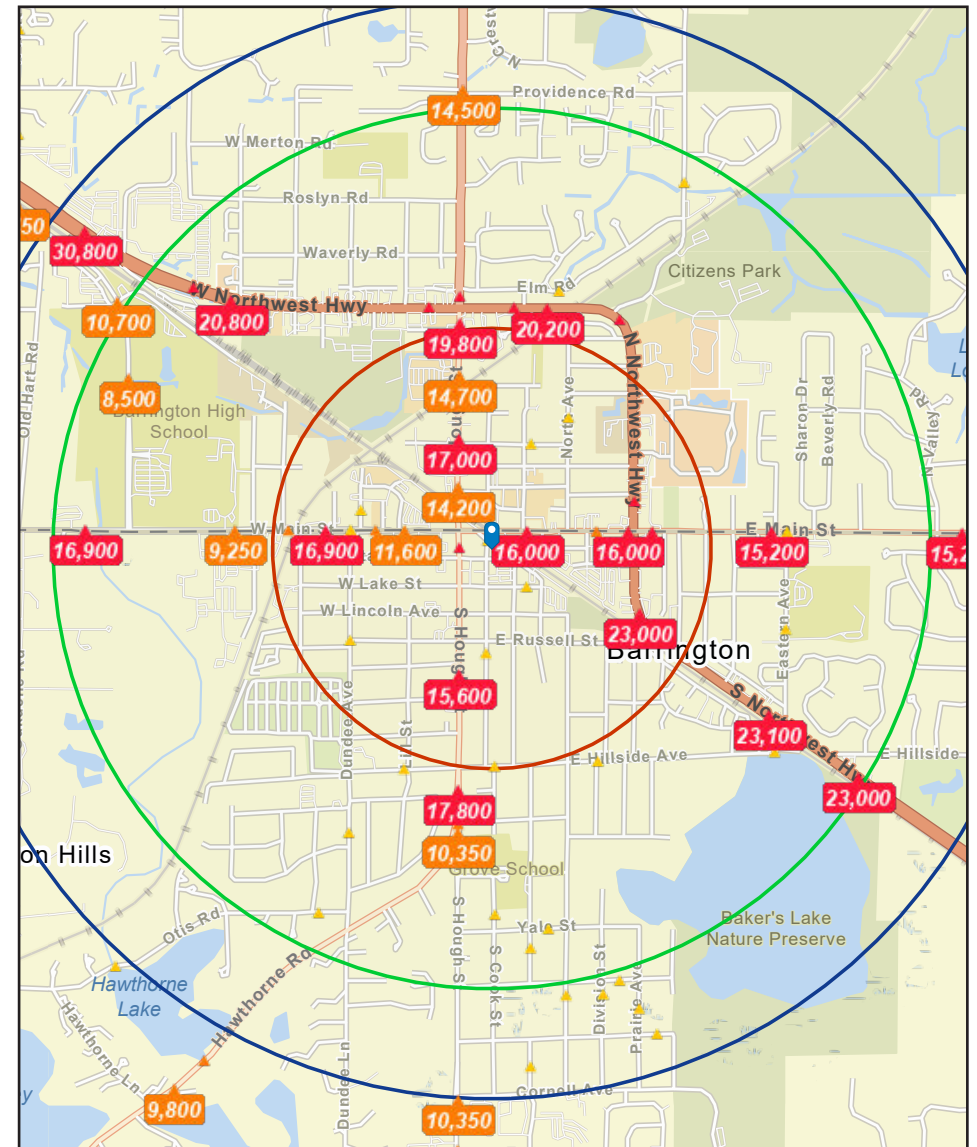
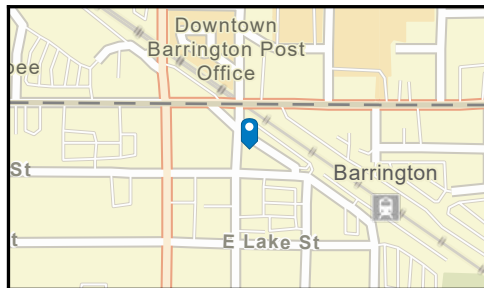
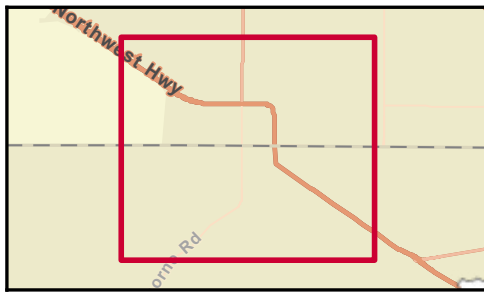
SITE MAP



TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 – 15,000
- ▲ 15,001 – 30,000
- ▲ 30,001 – 50,000
- ▲ 50,001 – 100,000
- ▲ More than 100,000 per day



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Barrington Station Commuter Rail
(Union Pacific Northwest Line)

DRIVE

1 min

DISTANCE

0.2 mi

Palatine Station Commuter Rail
(Union Pacific Northwest Line)

11 min

6.1 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

34 min

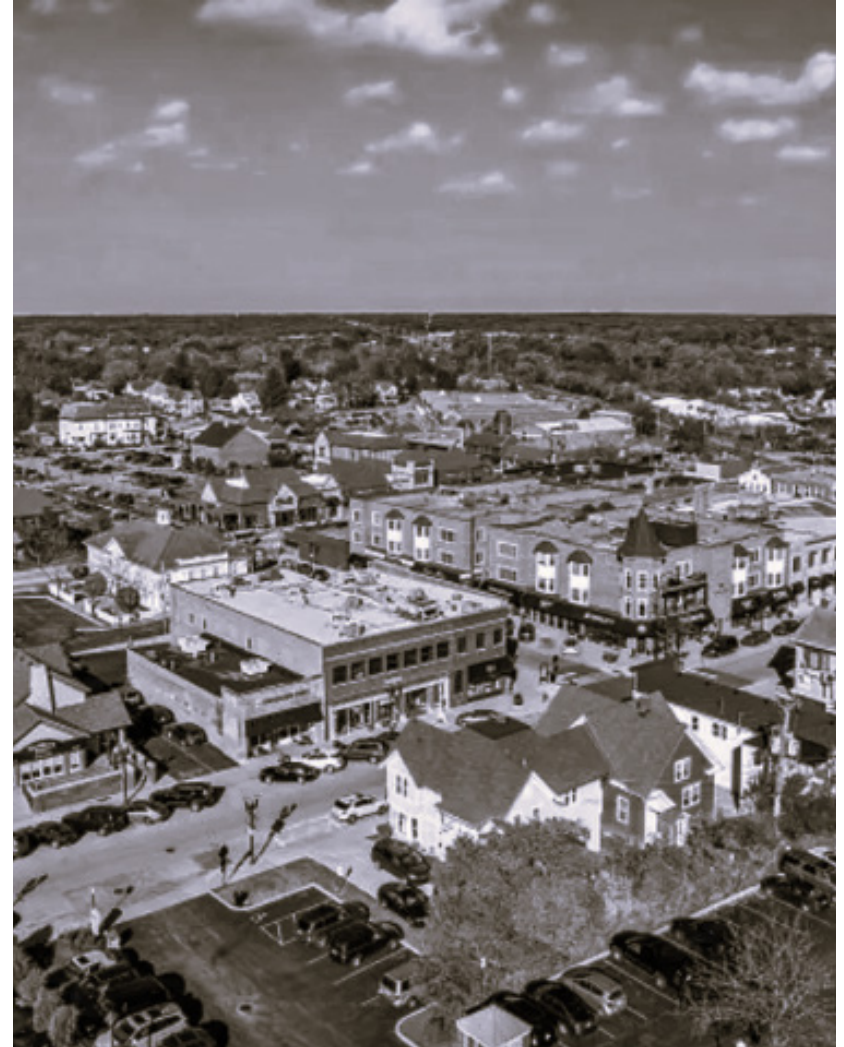
DISTANCE

23.1 mi

MARKET OVERVIEW

BARRINGTON, ILLINOIS

Barrington, IL, nestled in the heart of Cook and Lake Counties, offers a captivating blend of small-town charm and modern amenities. With a population primarily consisting of affluent families and professionals, Barrington boasts a diverse demographic makeup, fostering a welcoming community atmosphere. Tourists are drawn to its picturesque landscapes, including parks, nature preserves, and scenic trails, perfect for outdoor enthusiasts and relaxation seekers alike. Additionally, its historic downtown area brims with boutique shops, art galleries, and gourmet eateries, offering visitors a taste of local culture and cuisine. For those considering real estate investment, Barrington presents an enticing opportunity, with its strong housing market, excellent school districts, and convenient access to major transportation hubs, making it an ideal choice for both families and business owners seeking a peaceful yet connected lifestyle.



DEMOGRAPHIC INFO

105 S Cook St, Barrington, Illinois, 60010 2
Ring of 1 mile

KEY FACTS

8,672

Population



3,460

Households

46.6

Median Age

\$104,692

Median Disposable Income

EDUCATION

2%

No High School Diploma



7%

High School Graduate



17%

Some College



74%

Bachelor's/Grad/Prof Degree

INCOME



\$131,015

Median Household Income



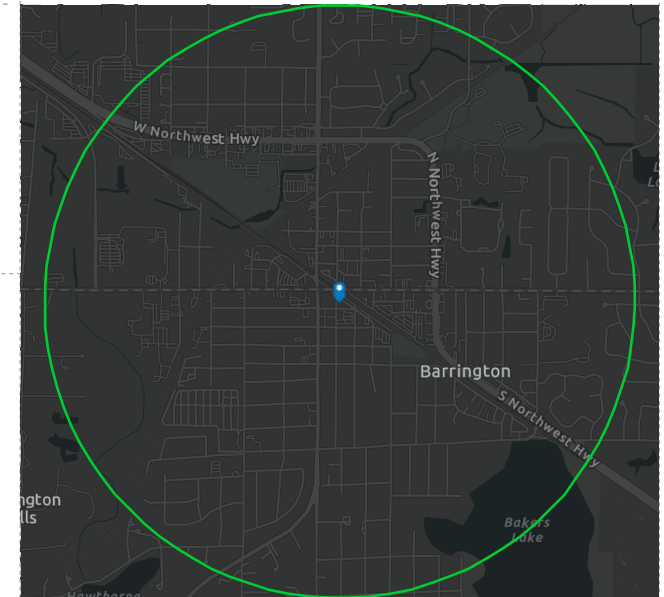
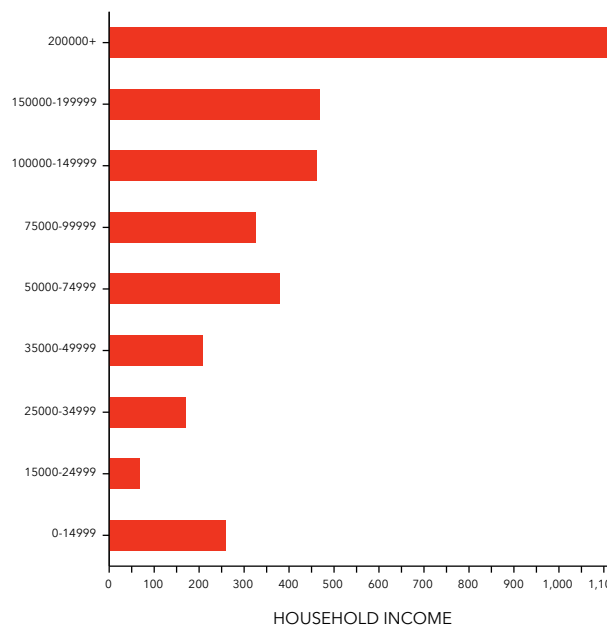
\$76,040

Per Capita Income



\$612,696

Median Net Worth



EMPLOYMENT



89%

White Collar



6%

Blue Collar



7%

Services

2.9%

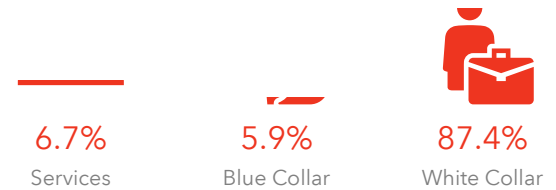
Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

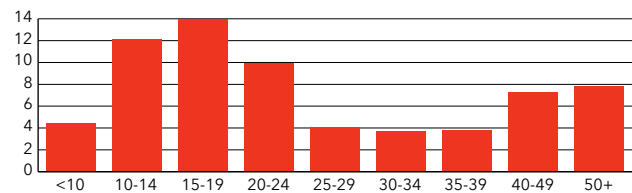
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COMMUNITY PROFILE

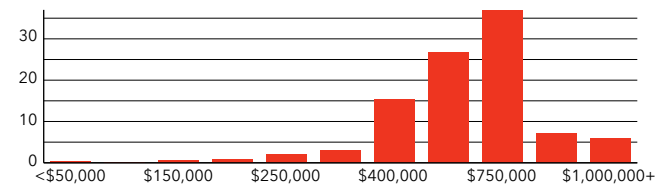
8,672	N/A	2.49	38.4	46.6	\$131,015	\$507,270	\$612,696	22.9%	57.0%	20.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



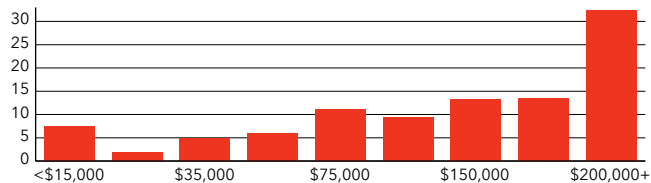
Mortgage as Percent of Salary



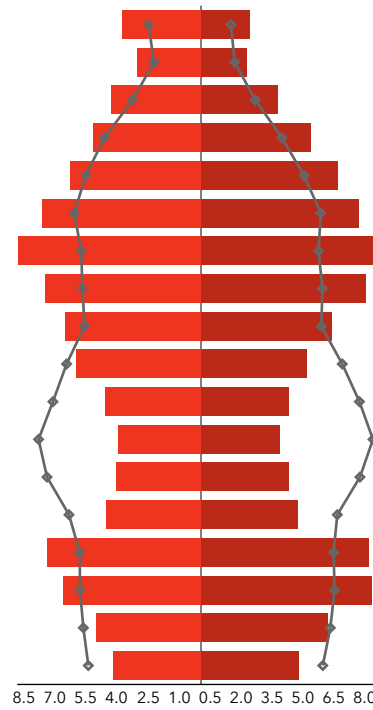
Home Value



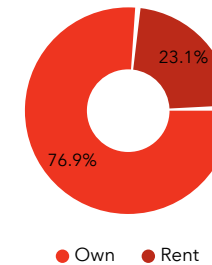
Household Income



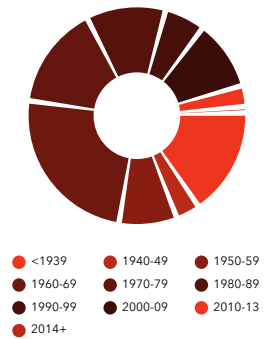
Age Profile: 5 Year Increments



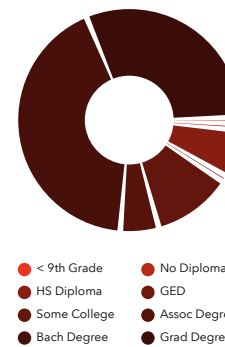
Home Ownership



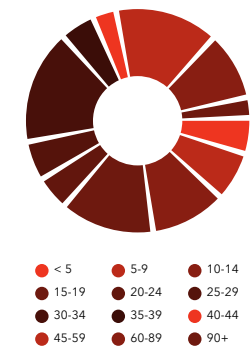
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2

ABOUT YOUR TEAM



MCOSTANZO@JAMESON.COM
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■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



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