



For Sale

6,968sf 2nd Gen Restaurant Available
2856 Patriot's Lane, Naperville, IL 60563

\$2,100,000.00

2nd generation full-service restaurant just off the signalized corner of RT 59 & North Aurora Rd. in Naperville IL. The site sees over a combined 63,400 VPD. This former Texas Road House grossed over \$5mm/year and is left in excellent condition. Ready for new concept at a proven location. NNN lease with low taxes.

Contact us:

Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved.

Colliers

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

Property Summary



Offering Summary

Sale Price:	\$2,100,000
Lot Size:	1.51 Acres
Taxes:	\$4.38 PSF
Parking	20:1000 (150+)
Combined Traffic Count:	63,400
Submarket:	Naperville-Aurora

Property Description

Fully built out 2nd Generation Restaurant located just off the corner of RT 59 & North Aurora Rd. in Naperville IL. The site sees over a combined 63,400 VPD. This former Texas Road House grossed over \$5mm/year and is left well-equipped and in excellent condition.

Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

For Sale 2856 Patriot's Lane, Naperville, IL 60563

[View Online](#)

[View Video](#)

Aerial



Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

www.colliers.com/en/countries/united-states/cities/chicago/chicago-retail-sales-and-leasing-team

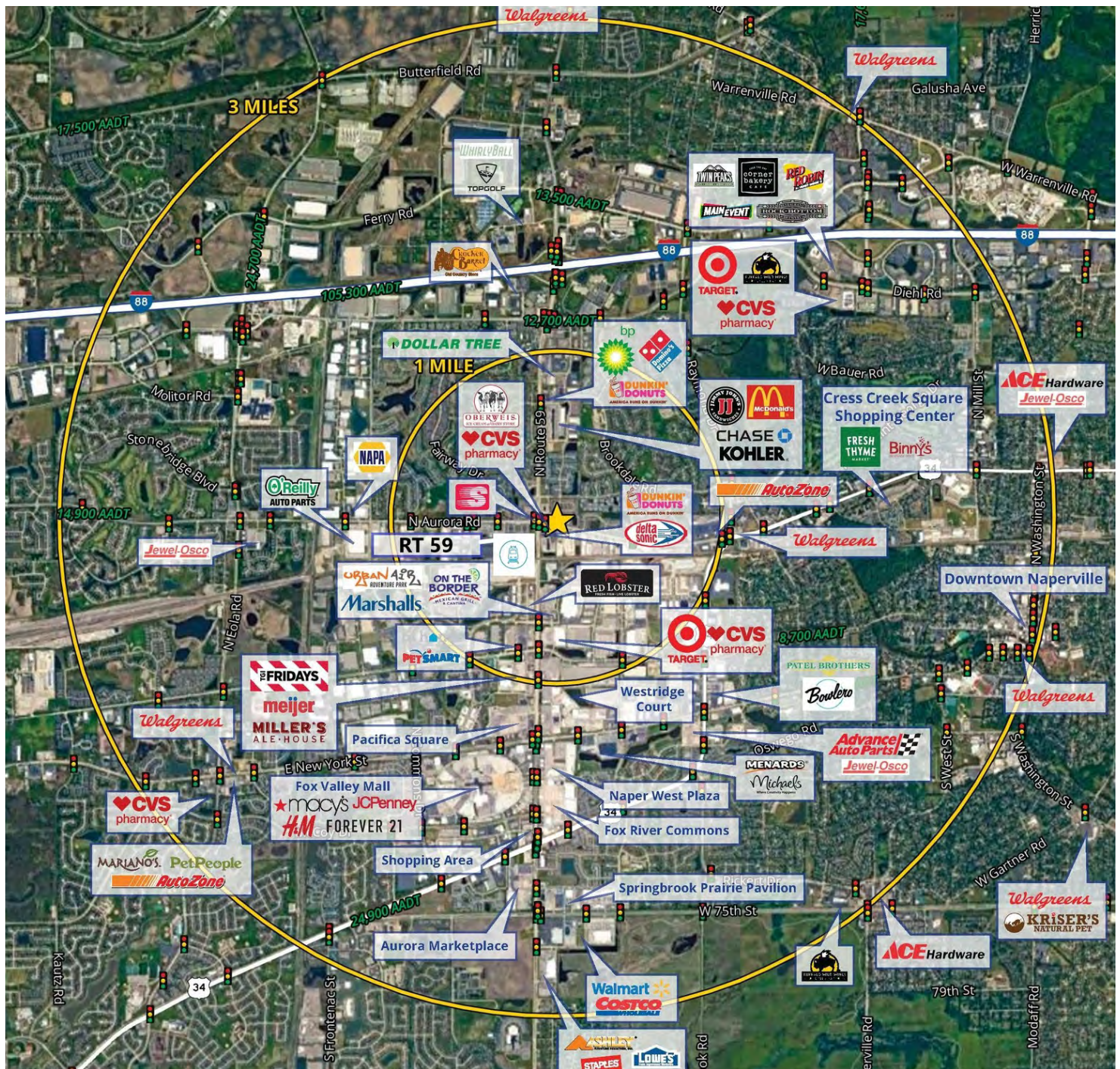
Colliers

Additional Photos



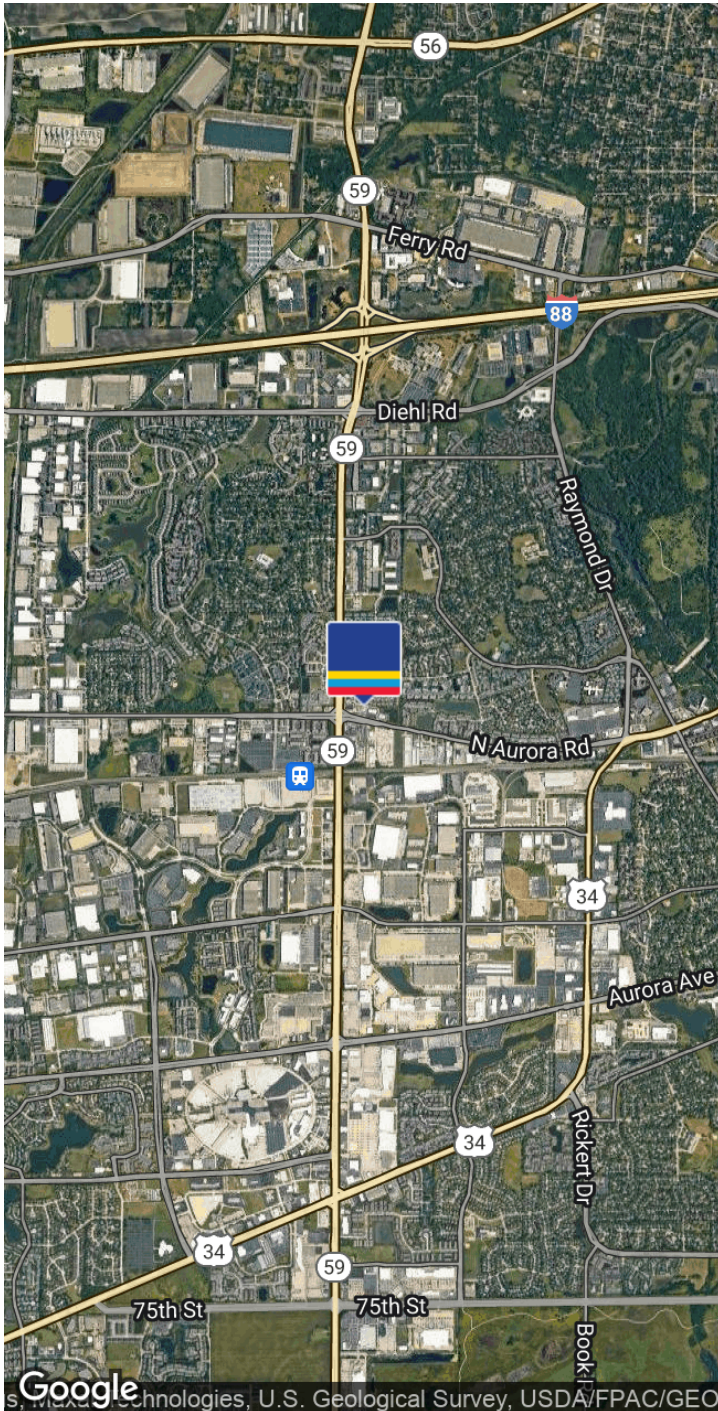
Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Retail Map



Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

Location Map



Location Overview

Naperville is a city in Illinois with a population of 147,501. Naperville is in DuPage County and is one of the best places to live in Illinois. Living in Naperville offers residents a dense suburban feel and most residents own their homes. In Naperville there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Naperville and residents tend to have moderate political views. The public schools in Naperville are highly rated.

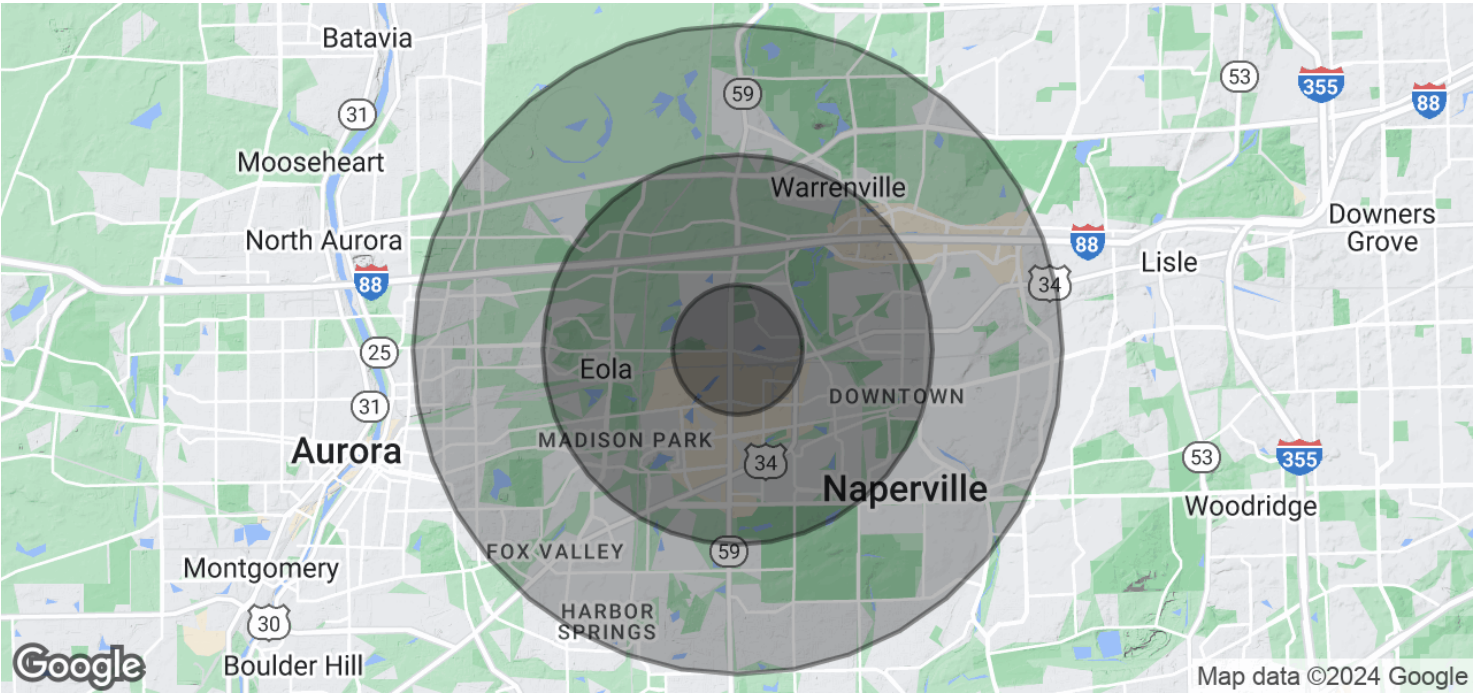
Brad Belden

Senior Vice President

847 698 8232

Brad.Belden@colliers.com

Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,604	72,192	187,725
Average Age	32.7	34.4	35.2
Average Age (Male)	32.6	33.4	34.2
Average Age (Female)	32.6	35.4	36.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,735	29,410	69,627
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$81,885	\$97,435	\$106,216
Average House Value	\$304,720	\$350,782	\$391,333

* Demographic data derived from 2020 ACS - US Census

Brad Belden
Senior Vice President
847 698 8232
Brad.Belden@colliers.com

