



For Sale

7,100 SF 2nd Gen. Restaurant
88 E Grand Ave , Fox Lake , IL 60020

For Sale: \$550,000

Full-service 2nd generation restaurant available on E Grand Ave. in the heart of Downtown Fox Lake. Excellent visibility with Pylon signage and over 9,000 VPD. Space is turn-key and ready for your concept. All FFE included! Large dining rooms, full-service bar, large kitchen fully equipped; walk-in coolers and freezers, SS prep, 25' full-service hood, grills, fryers, etc. New HVAC units installed in 2023!

Contact us:

Brad Belden

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Executive Summary



Offering Summary

Sale Price:	\$550,000
Taxes:	\$2.50 PSF
INS:	\$1.16 PSF
Building Size:	7,100 SF
Lot Size:	0.74 Acres
Price / SF:	\$77.46
Zoning:	D
Traffic Count:	9,033

Property Overview

Fully built out 2nd generation restaurant available on E Grand Ave. in the heart of Downtown Fox Lake. Excellent visibility with Pylon signage and over 9,000 VPD. Space is turn-key and ready for your concept.

All FFE included! Large dining rooms, full-service bar, large kitchen fully equipped; walk-in coolers and freezers, SS prep, 25' full-service hood, grills, fryers, etc. New HVAC units installed in 2023!

Property Highlights

- 7,100 SF Freestanding Restaurant
- Includes ALL FFE
- Turn Key for new concept
- Pylon Signage
- Fronts Grand Ave 9,033 VPD
- Located in the heart of Fox Lake

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Exterior Photos



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Interior Photos



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Kitchen Photos



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Area Tenants



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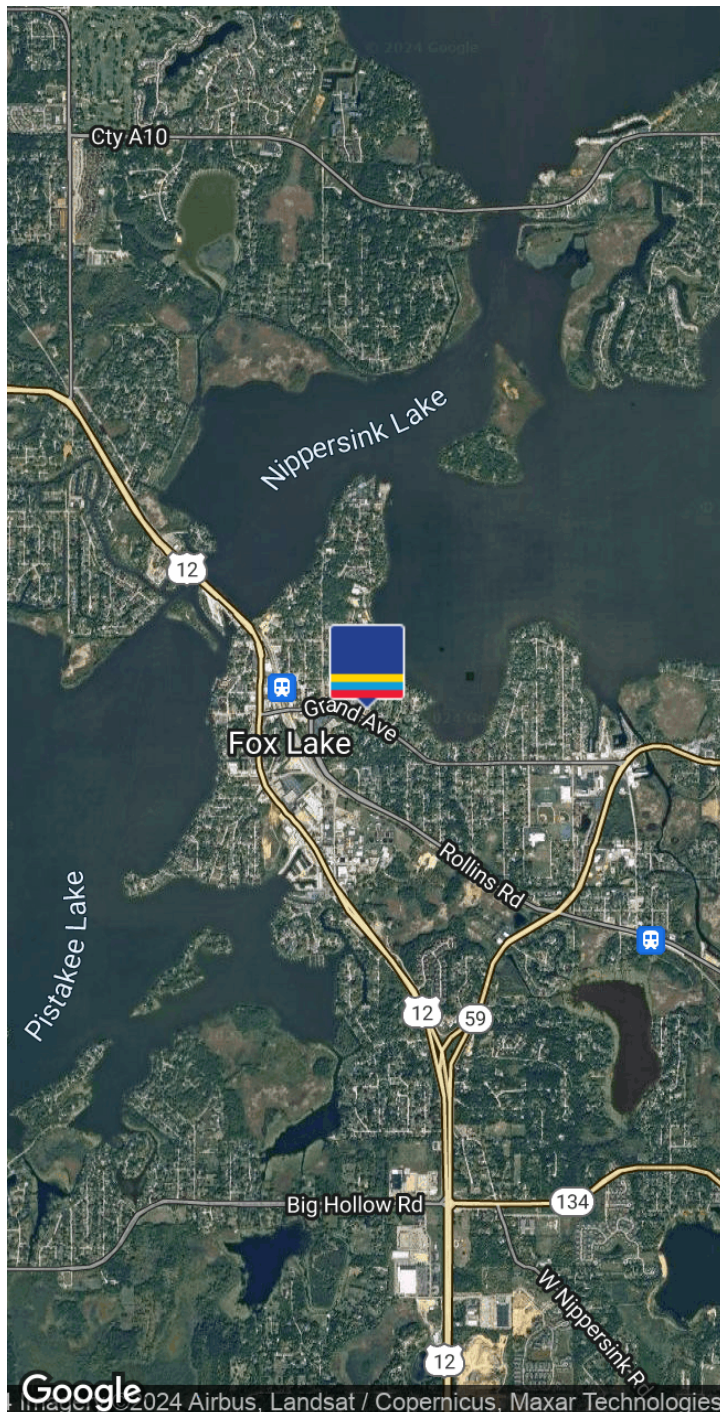
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Location Map

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Location Overview

Nestled in the "Heart of the Chain O' Lakes," Fox Lake, Illinois, is a sanctuary for water enthusiasts and a hub of vibrant community life. Just an hour from major cities, it boasts 7,100 acres of waterways, connecting 15 lakes and 45 miles of rivers. With unique events like the Fox Lake Farmers Market, Independence Day Celebration, Pumpkin Jubilee, and Festival of Lights, Fox Lake epitomizes the perfect blend of natural beauty, tradition, and lively community gatherings.

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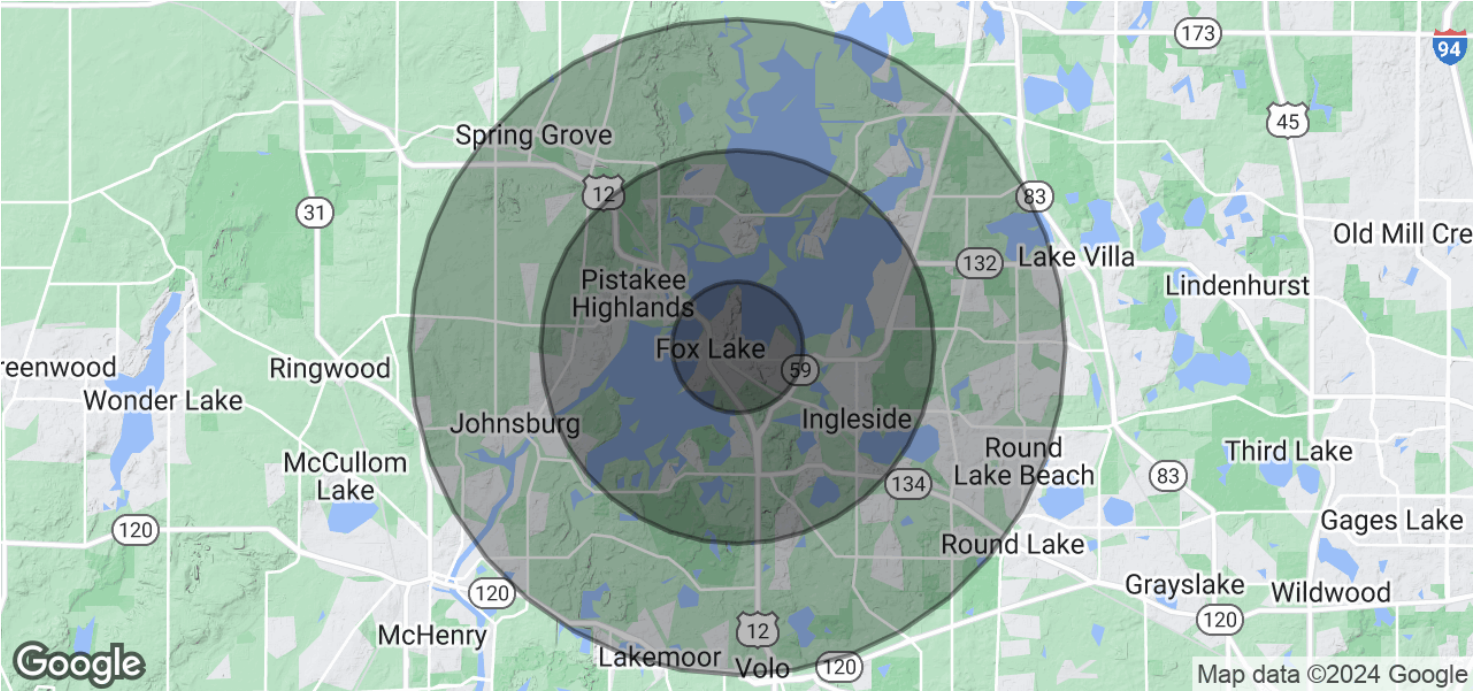
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	4,699	28,057	82,875
Average Age	43.4	42.2	39.4
Average Age (Male)	42.2	39.5	37.3
Average Age (Female)	44.9	44.0	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,323	12,757	33,155
# of Persons per HH	2.0	2.2	2.5
Average HH Income	\$63,894	\$78,880	\$89,014
Average House Value	\$158,456	\$186,262	\$194,048

2020 American Community Survey (ACS)

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