



# OAKBROOK TERRACE RESTAURANT OPPORTUNITY

1919 S. MEYERS ROAD  
OAKBROOK TERRACE, IL 60181

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A white rectangular sign with the words "FOR LEASE" in bold, black, sans-serif capital letters, mounted on the brick wall of the building.

**FOR  
LEASE**

# Executive Summary



## OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Building Size:	6,200
Renovated:	2016
Zoning:	Commercial
Market:	Chicago
Submarket:	Oakbrook Terrace

## PROPERTY OVERVIEW

Second generation restaurant space available for lease. Large capacity dining area with separate bar and covered patio. Former full-service Italian Restaurant. Located in Oakbrook Terrace, the property was developed along with and fronts the 112 unit Regency Place luxury apartment complex and is adjacent to tremendous residential, office and retail density in the immediate vicinity. Restaurant equipment, furniture and fixtures available for purchase. Offered at \$25/sf NNN.

## LOCATION OVERVIEW

High-visibility, second generation restaurant in Oakbrook Terrace on Meyers Road and 22nd St. This site benefits from its proximity to Oakbrook Center Regional Mall, Yorktown Center, Drury Lane Theater and corporate headquarters of companies including Inland Real Estate, Sodexo, Ace Hardware, Blistex, Federal Signal, Sanford LP, Grant Thornton and Centerpoint Properties. Surrounded by luxury apartment complexes and the affluent suburban enclaves of Oakbrook and Elmhurst, this high traffic location provides an excellent opportunity for a high volume operation.



# Property Highlights

## LEASE HIGHLIGHTS

- 6,200 SF Free Standing Restaurant in Oakbrook Terrace
- High-End Buildout
- Strong Demographics
- High Visibility Location
- High Traffic Counts
- Large Kitchen Facility
- FF&E Available For Purchase
- 2017 Estimated Property Taxes: \$4.86/SF
- 2017 Estimated CAM Charges: \$2.28/SF
- Offered at \$25/sf NNN



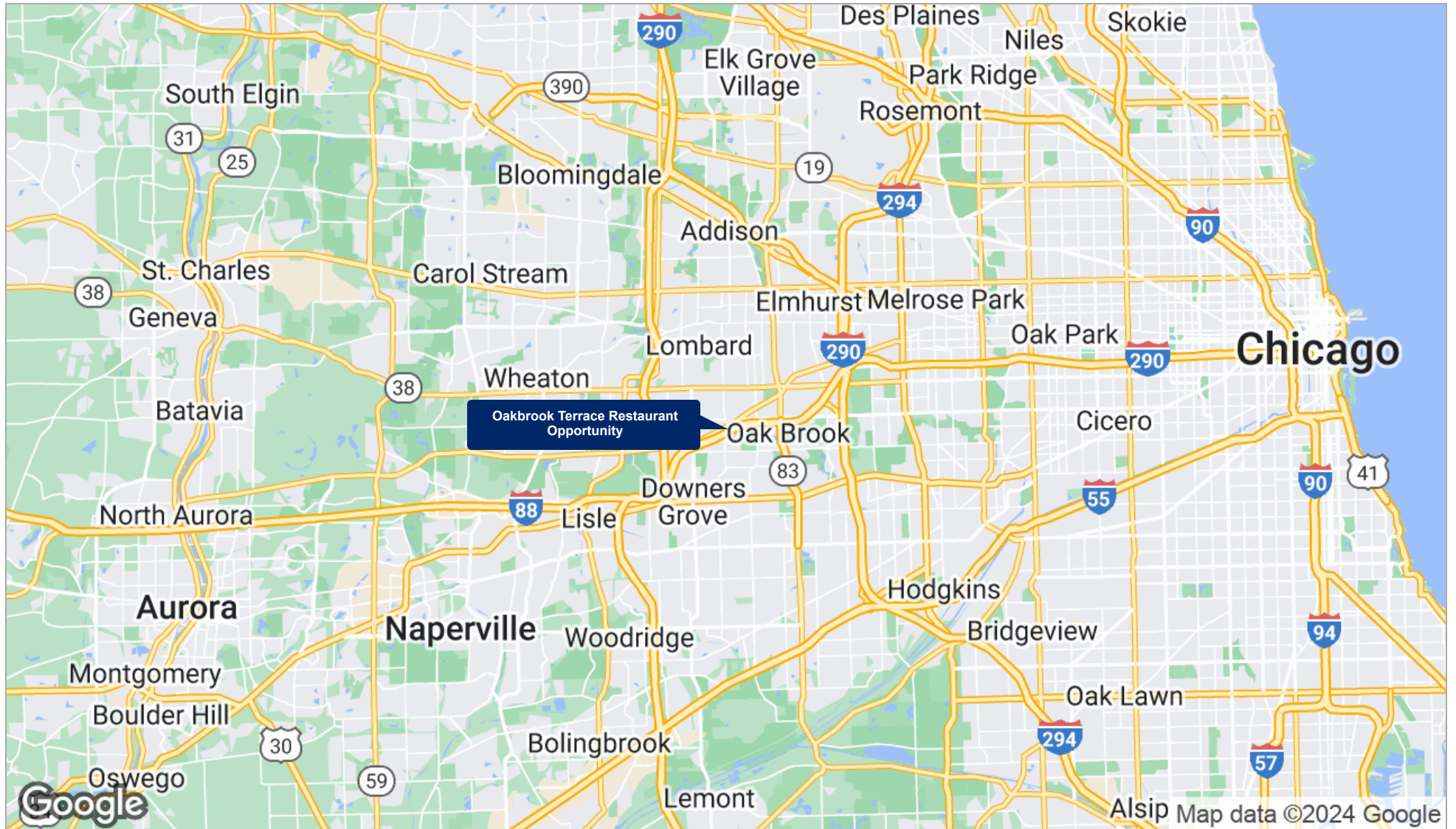


# Retailer/Area Map



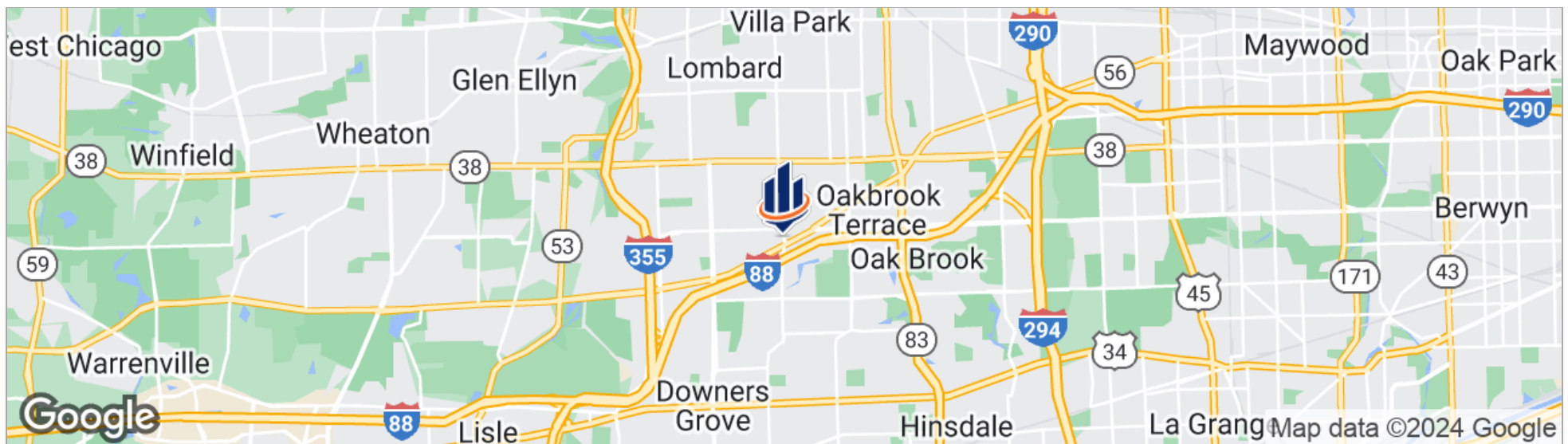
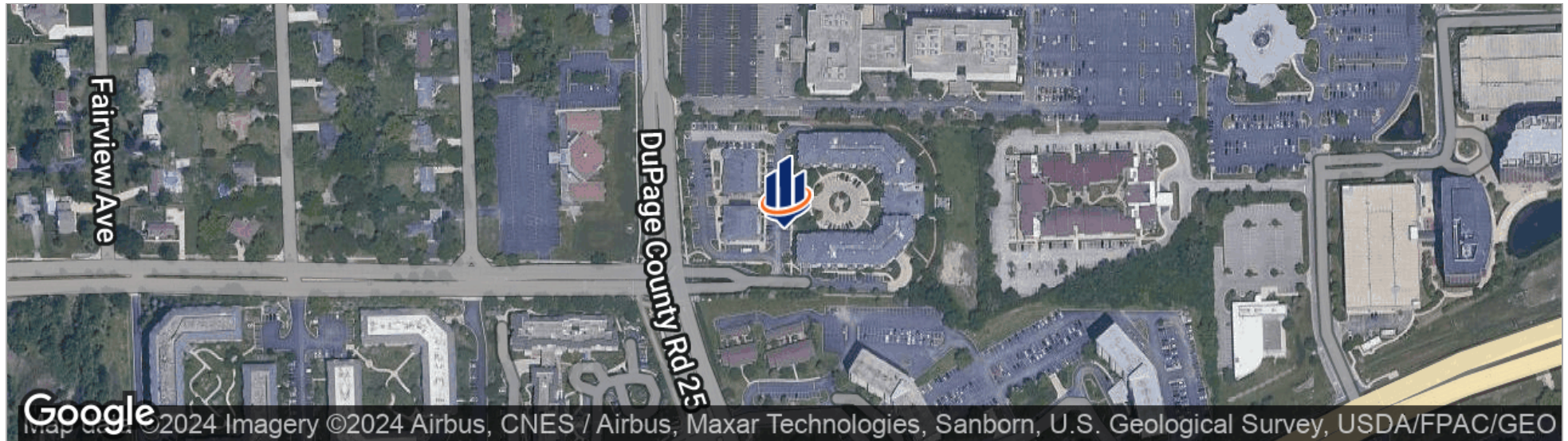


# Regional Map



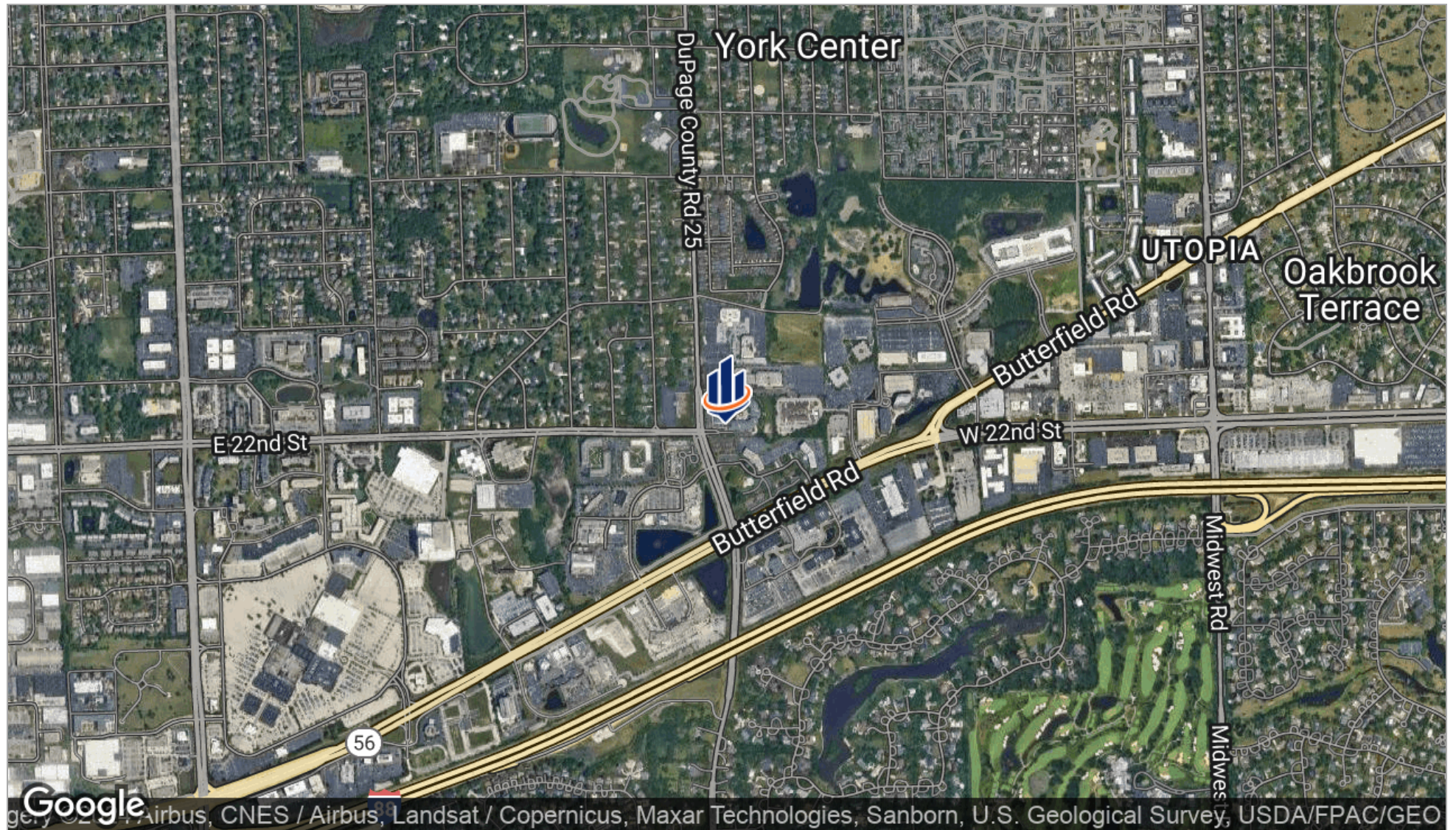


# Location Maps



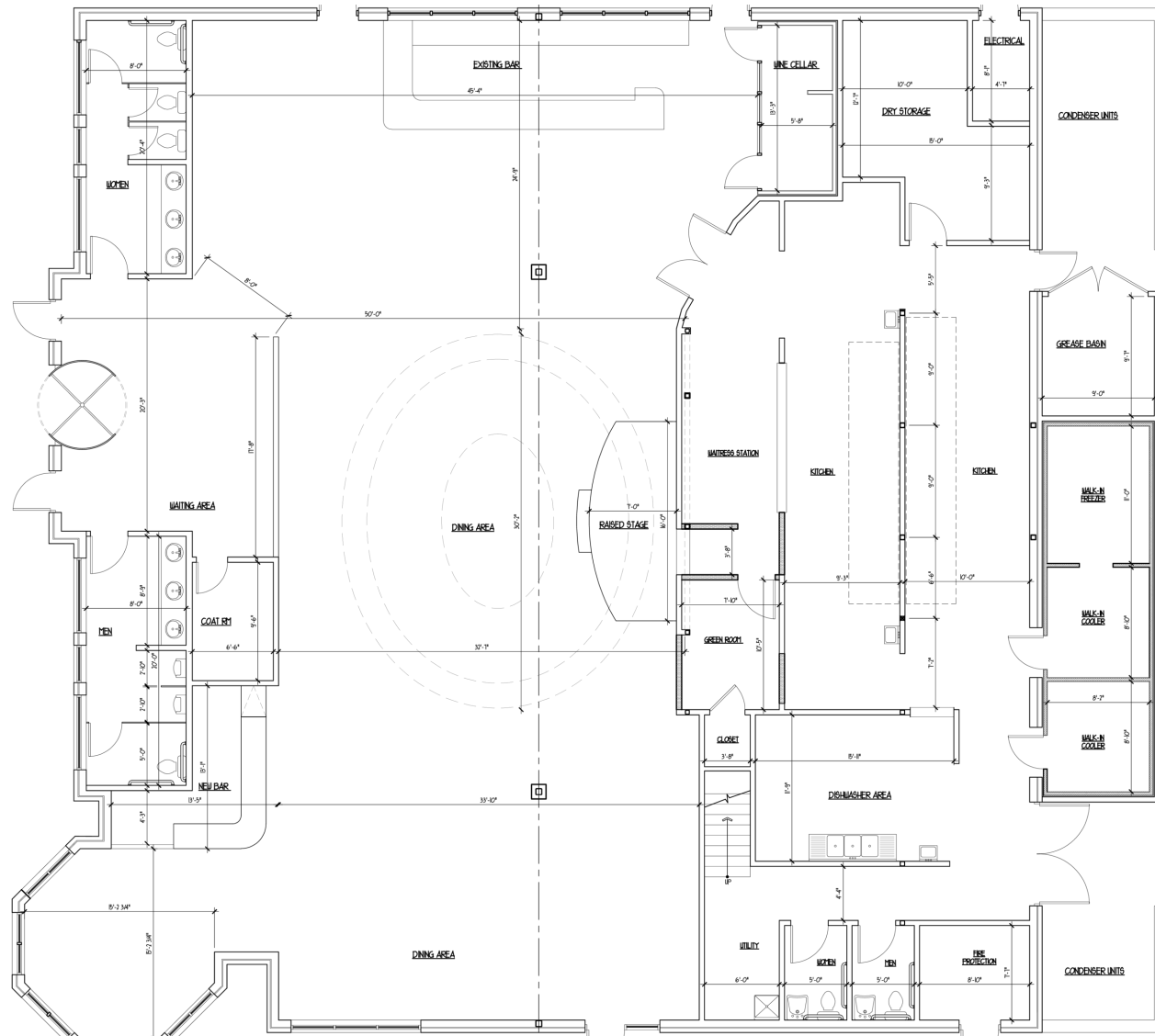


# Location Maps





# Floor Plan



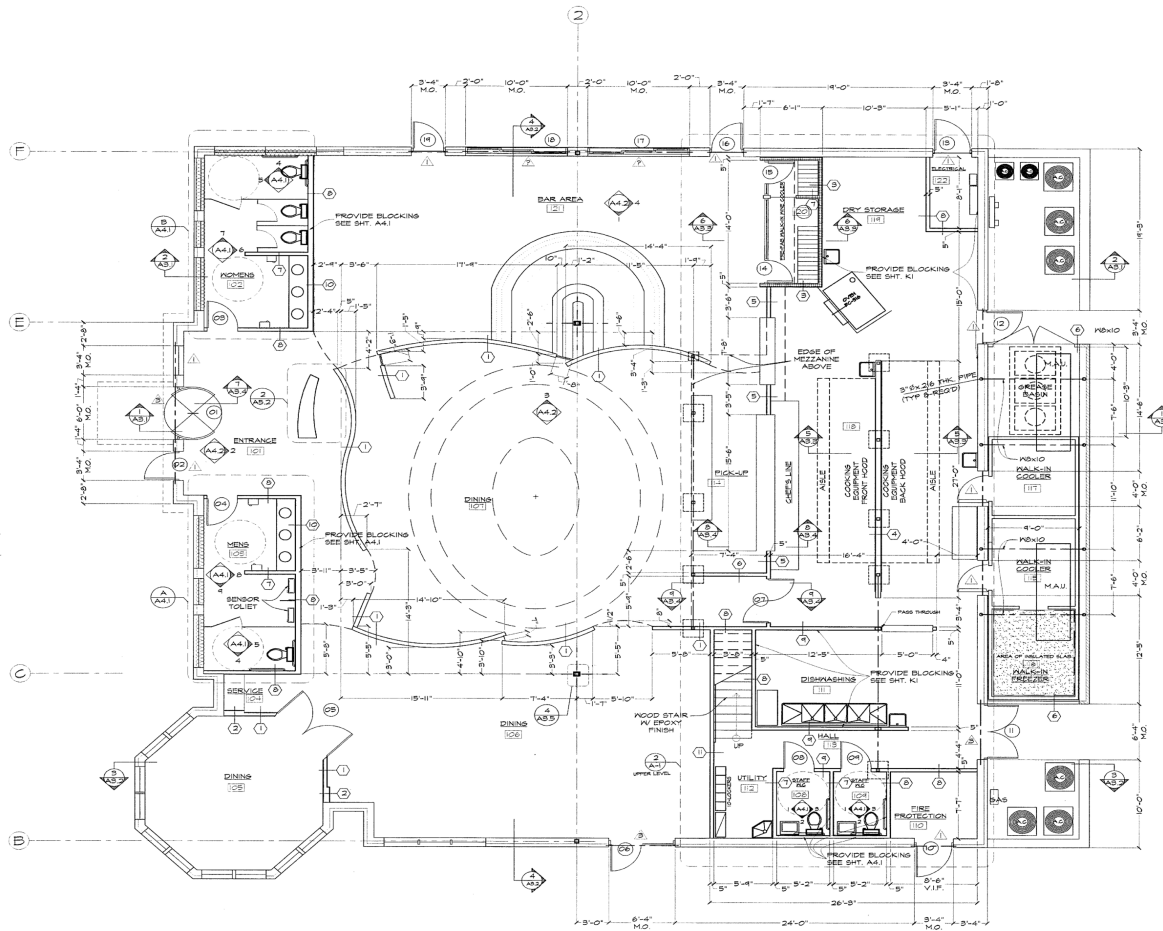


# Additional Photos



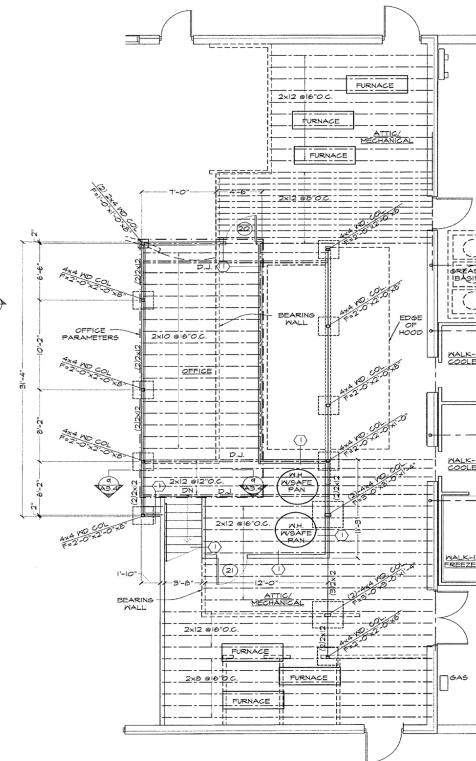


# Mechanical Floor Plan



1 FLOOR PLAN  
SCALE: 3/16" = 1'-0"

NOTE:  
ROOF TRUSSES OVER THE DOMED  
CEILING SHALL BE DESIGNED TO  
CARRY AN ADDITIONAL DEAD LOAD  
OF 15 PSF.



2 MEZZE/STORAGE LEVEL  
SCALE: 3/16" = 1'-0"

EXISTING PERMIT FOR  
BASE BUILDING - 05-173  
ISSUED 12/22/05

SEE B.O.L. DRAWINGS  
DATED 10-7-05 FOR BASE  
BUILDING BUILD-OUT

Copyright: c  
These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C., as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. These construction documents are not to be reproduced, stored or copied in any form or manner whatsoever, nor are they to be assigned to any third party without expressed written permission. Under each production, unauthorized use of these plans, work or forms represented, can result in the revocation of construction or building being issued and/or monetary compensation to be paid to the ARCHITECTS, etc.

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Each trade contractor shall verify all existing conditions prior to proceeding with the construction and notify the Architect immediately of any discrepancies.



DATE	ISSUED FOR	REV.
03/14/06	INVT	
06/10/06	BIDD	
07/25/06	PERMIT	

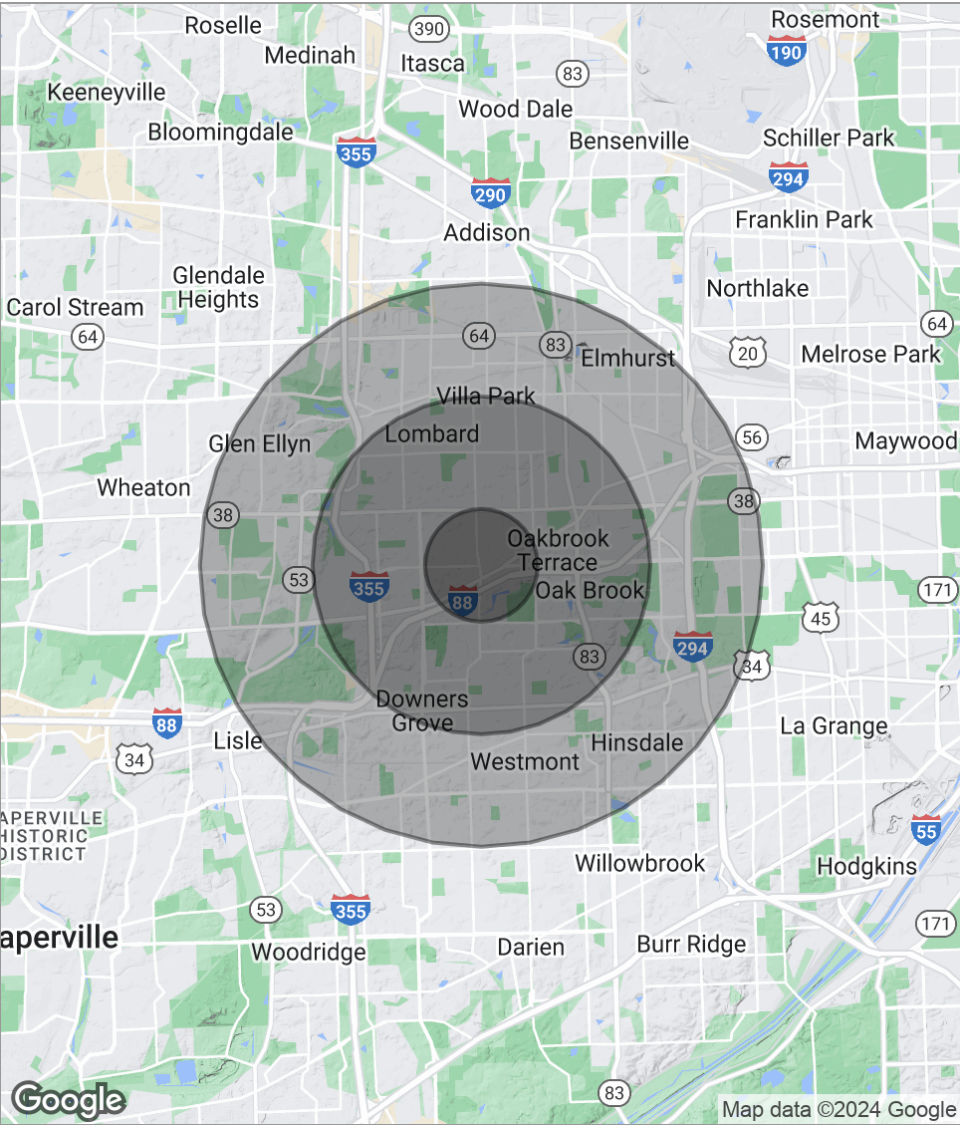
TENANT BUILD-OUT TO  
COMMERCIAL BUILDING  
**Volare**  
1921 S. Meyers Rd  
Oakbrook Terrace, IL

TTB 242 054  
**gerhard zinsler ARCHITECTS**  
2016 N. Cassard Pl.  
Chicago, IL 60647

**A1.1**  
FLOOR PLANS



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,717	89,867	263,949
Median age	38.0	40.9	40.1
Median age (male)	35.9	37.6	38.3
Median age (Female)	39.4	43.2	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,031	35,628	101,570
# of persons per HH	2.4	2.5	2.6
Average HH income	\$82,212	\$93,786	\$106,984
Average house value	\$569,484	\$399,656	\$432,748

\* Demographic data derived from 2020 ACS - US Census



# Demographics Report

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