



GREAT COMMERCIAL FULLY BUILT OUT RETAIL RESTAURANT

PROPERTY INFORMATION

- Former McDonalds location, B-2 zoning and full drive through.
- Capability 3,192 SF.
- 1,000 SF basement for storage.
- Outstanding frontage and visibility on Irving Park Road, 32,200 VPD, just East of the very busy intersection of Barrington Road and Irving Park Road.
- Full commercial grade kitchen intact with all venting, black iron, fire suppression systems, large dining room and out door patio.
- 2,400 AMP, 3 phase electric systems, 2 large commercial grade walk-in coolers in basement.
- 48,049 SF lot, large paved parking lot for 60 cars, can be used for restaurant, fast food, coffee or retail.

PRICE:	\$449,000
BUILDING SIZE:	3,192 SF
PRICE/SF:	\$140.66
PROPERTY TYPE:	Retail
ZONING:	B-2
PROPERTY USE:	Vacant/Owner-User

DEMOGRAPHICS	1 Mi	2 Mi	3 Mi
2016 Est. Population	18,481	63,359	126,516
Households (2016)	5,621	21,563	43,988
Avg. HH Income	\$70,356	\$72,271	\$77,851

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