

JLL

Jones Lang LaSalle Midwest, LLC

3132 N HARLEM AVE
CHICAGO, IL 60634
NOW AVAILABLE FOR SALE

ESTABLISHED QSR INVESTMENT OPPORTUNITY

HIGH-PERFORMING RESTAURANT WITH OVER 60 YEARS OF CONTINUOUS OCCUPANCY

- 0.68 AC site
- 1,553 SF restaurant
- B3-1 zoning
- 38,500 vpd at intersection
- 38 parking spaces
- Site features a fully renovated restaurant that has been continuously occupied since 1960, currently in a lease with 1.3 years remaining and three additional 5-year renewal options extending occupancy through 2042.



THE TRADE AREA

DEMOGRAPHICS

0.5 Miles

10,700 Population
6,852 Daytime Population
$112,597 Avg Household Income
4,045 Households

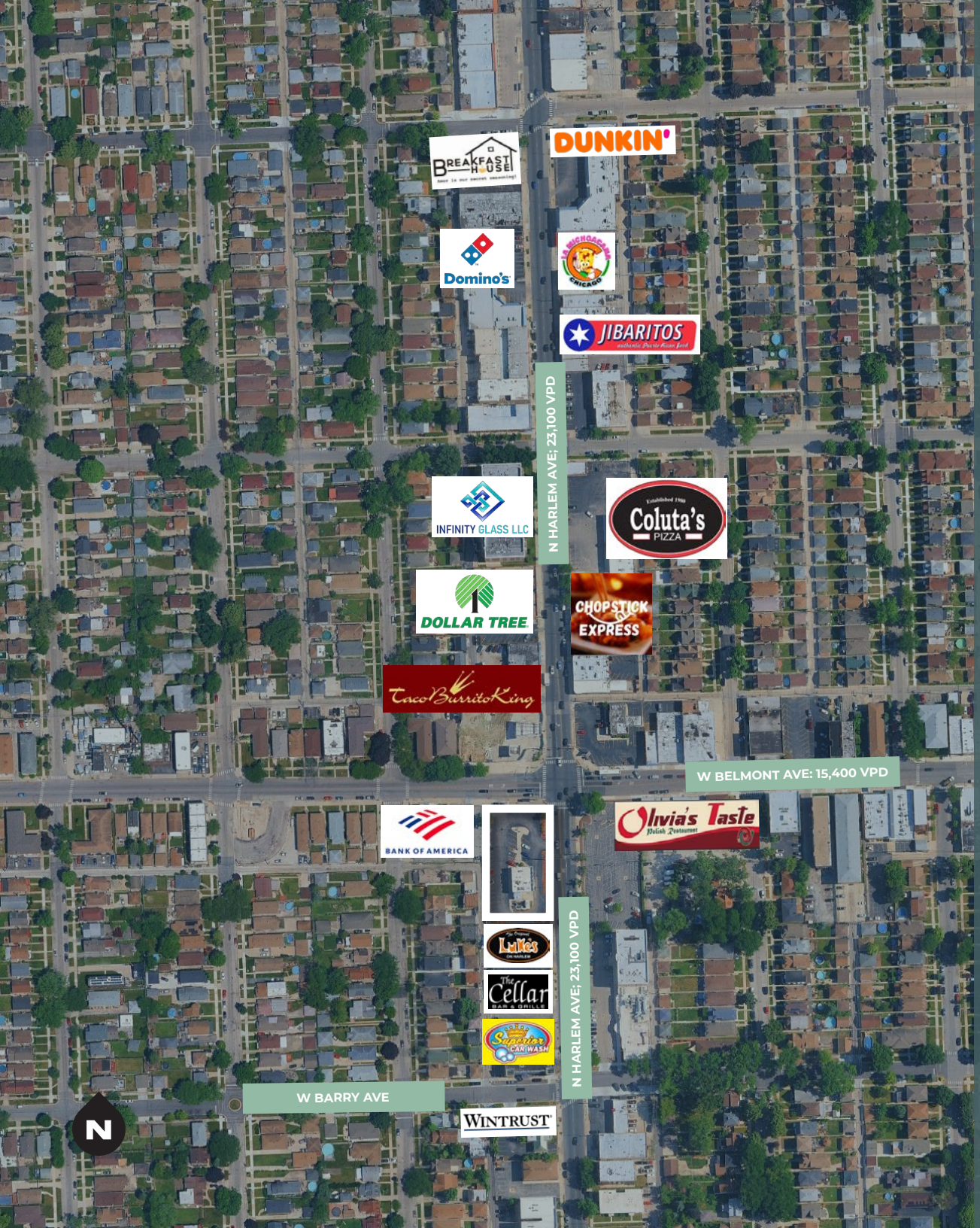
1 Mile

44,385 Population
27,779 Daytime Population
$114,501 Avg Household Income
16,312 Households

1.5 Miles

84,705 Population
59,405 Daytime Population
$112,887 Avg Household Income
32,096 Households







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