

# Former Wendy's w Drive through facility

820 E Roosevelt Road • Lombard, IL 60148



## Former Wendy's Restaurant w Drive through facility

- Former Wendy's, potential for Dunkin Donuts, Starbucks, Pizza, Fast Food, Taco Bell, or any national food franchise.
- Completely remodel with new ceilings, floor, bathrooms, new window shutter, sprinkler system.
- Open New Mariano Grocery Store 74,000 Sq.Ft. 1 mile west of former Wendy's location.
- 41600+ Cars per day on Roosevelt and 100000+ cars per day within 5 miles radius on
- Lighted Signalize intersection.





# INVESTMENT DETAILS

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148

## ANALYSIS

Analysis Date January 2019

## PROPERTY

Property Former Wendy's w Drive through  
Property Address 820 E Roosevelt Road  
Lombard, IL 60148  
  
Year Built 1977



## PURCHASE INFORMATION

Property Type Commercial  
Purchase Price \$1,199,000  
Tenants 1  
Total Rentable Sq. Ft. 2,707  
Resale Valuation 1.0% (capitalization of noi)

## FINANCIAL INFORMATION

All Cash

## LOANS

Type	Debt	Term	Amortization	Rate	Payment	LO Costs
All Cash						

## INCOME & EXPENSES

# PROPERTY DESCRIPTION

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148



## Former Wendy's Restaurant | 820 W Roosevelt, Lombard, IL

Built 1977 . Real Estate, Land & EFF for sale.

Building Area: 2707 Sq. Ft.

Land Sq. Ft: 28017 or 0.6432 Acre

Lot size: 139 x 207 x 138 x 208

*INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.*

**Kamlesh Shah, CCIM**  
Broker  
630-202-9094  
broker@kamleshshah.com



# PROPERTY PHOTOS

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148

Former Wendy's Restaurant  
Possible Franchise like Taco Bell, Dunkin, Starbucks, Pizza



Former Wendy's Restaurant



Granite Counter Tops



Family Booth Table



Dining Areas 1



Waiting Area



Former Wendy's

INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

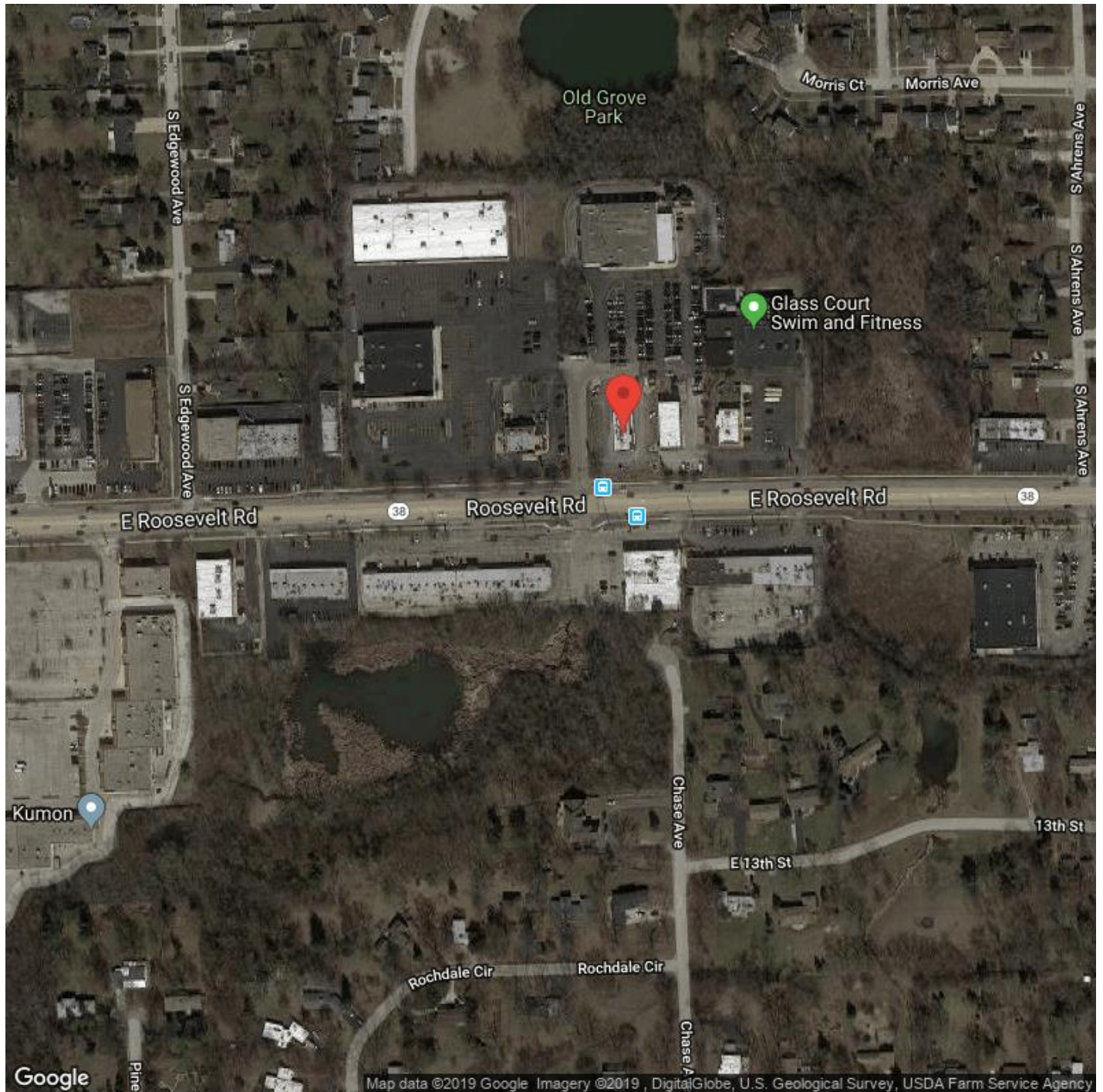
Kamlesh Shah, CCIM  
Broker  
630-202-9094  
broker@kamleshshah.com





# AERIAL MAP

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148



INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

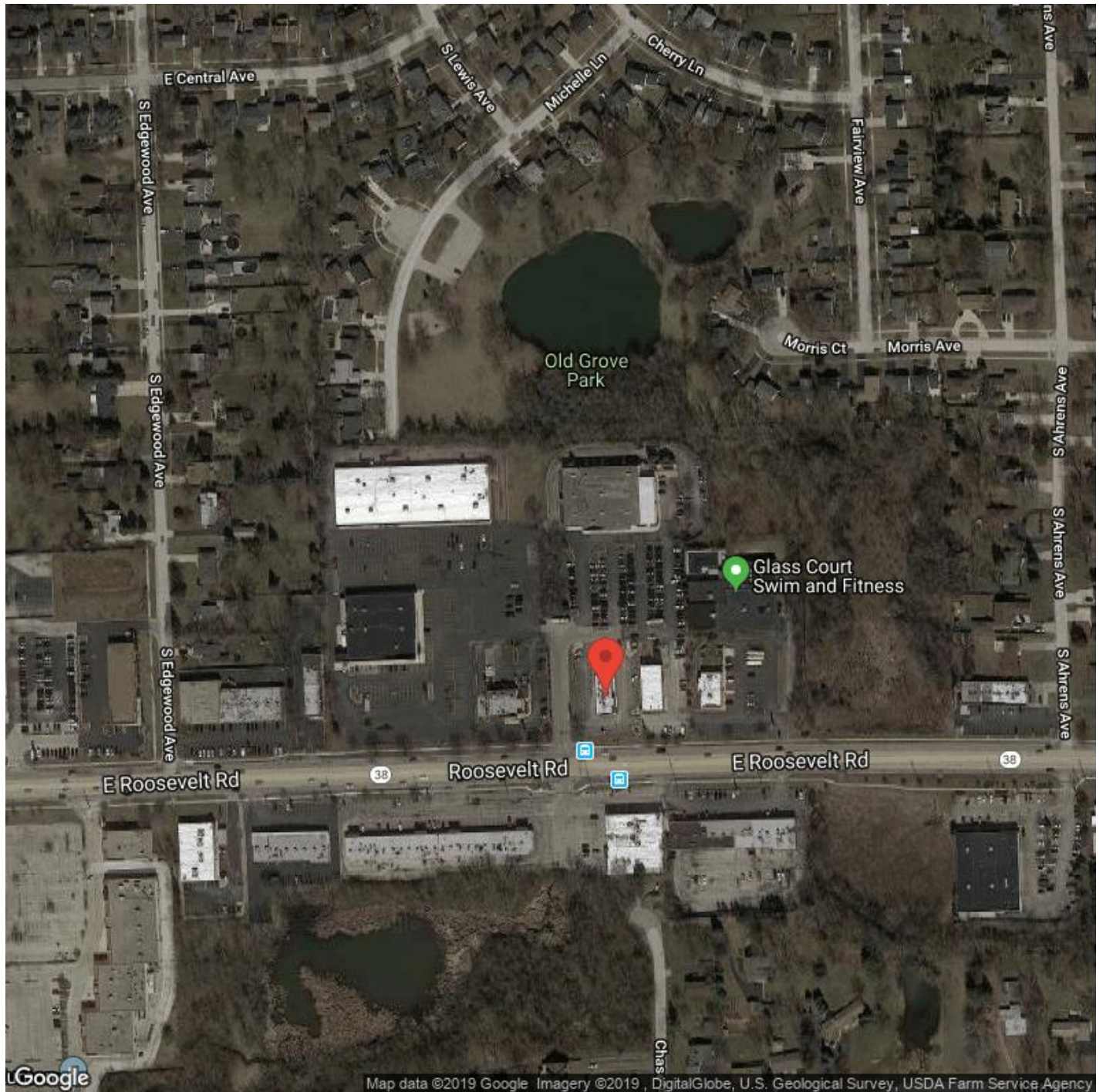
**Kamlesh Shah, CCIM**  
Broker  
630-202-9094  
broker@kamleshshah.com





# REGIONAL MAP

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148



INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

**Kamlesh Shah, CCIM**  
Broker  
630-202-9094  
broker@kamleshshah.com







Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
 820 E Roosevelt Rd, Lombard, Illinois, 60148  
 Ring: 1 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
 Longitude: -87.99921

Demographic Summary	2018	2023
Population	12,193	12,456
Population 18+	9,570	9,867
Households	4,458	4,556
Median Household Income	\$74,587	\$79,572

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	7,524	78.6%	104
Went to family restaurant/steak house 4+ times/mo	2,610	27.3%	101
Spent at family restaurant/30 days: <\$31	698	7.3%	83
Spent at family restaurant/30 days: \$31-50	935	9.8%	98
Spent at family restaurant/30 days: \$51-100	1,516	15.8%	102
Spent at family restaurant/30 days: \$101-200	1,026	10.7%	115
Spent at family restaurant/30 days: \$201-300	290	3.0%	122
Family restaurant/steak house last 6 months: breakfast	1,368	14.3%	107
Family restaurant/steak house last 6 months: lunch	1,832	19.1%	98
Family restaurant/steak house last 6 months: dinner	4,729	49.4%	105
Family restaurant/steak house last 6 months: snack	205	2.1%	109
Family restaurant/steak house last 6 months: weekday	2,958	30.9%	100
Family restaurant/steak house last 6 months: weekend	4,324	45.2%	106
Fam rest/steak hse/6 months: Applebee`s	2,092	21.9%	97
Fam rest/steak hse/6 months: Bob Evans Farms	211	2.2%	61
Fam rest/steak hse/6 months: Buffalo Wild Wings	989	10.3%	99
Fam rest/steak hse/6 months: California Pizza Kitchen	420	4.4%	156
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	275	2.9%	95
Fam rest/steak hse/6 months: The Cheesecake Factory	1,099	11.5%	159
Fam rest/steak hse/6 months: Chili`s Grill & Bar	1,067	11.1%	108
Fam rest/steak hse/6 months: CiCi`s Pizza	259	2.7%	76
Fam rest/steak hse/6 months: Cracker Barrel	701	7.3%	66
Fam rest/steak hse/6 months: Denny`s	828	8.7%	101
Fam rest/steak hse/6 months: Golden Corral	388	4.1%	54
Fam rest/steak hse/6 months: IHOP	1,190	12.4%	121
Fam rest/steak hse/6 months: Logan`s Roadhouse	128	1.3%	42
Fam rest/steak hse/6 months: LongHorn Steakhouse	433	4.5%	86
Fam rest/steak hse/6 months: Olive Garden	1,585	16.6%	99
Fam rest/steak hse/6 months: Outback Steakhouse	1,009	10.5%	118
Fam rest/steak hse/6 months: Red Lobster	836	8.7%	83
Fam rest/steak hse/6 months: Red Robin	710	7.4%	106
Fam rest/steak hse/6 months: Ruby Tuesday	559	5.8%	109
Fam rest/steak hse/6 months: Texas Roadhouse	729	7.6%	77
Fam rest/steak hse/6 months: T.G.I. Friday`s	818	8.5%	152
Fam rest/steak hse/6 months: Waffle House	322	3.4%	58
Went to fast food/drive-in restaurant in last 6 mo	8,622	90.1%	100
Went to fast food/drive-in restaurant 9+ times/mo	3,626	37.9%	96
Spent at fast food restaurant/30 days: <\$11	511	5.3%	103
Spent at fast food restaurant/30 days: \$11-\$20	990	10.3%	98
Spent at fast food restaurant/30 days: \$21-\$40	1,464	15.3%	93
Spent at fast food restaurant/30 days: \$41-\$50	810	8.5%	94
Spent at fast food restaurant/30 days: \$51-\$100	1,596	16.7%	100
Spent at fast food restaurant/30 days: \$101-\$200	753	7.9%	99
Spent at fast food restaurant/30 days: \$201+	248	2.6%	93

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
 820 E Roosevelt Rd, Lombard, Illinois, 60148  
 Ring: 1 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
 Longitude: -87.99921

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	3,375	35.3%	96
Fast food/drive-in last 6 months: home delivery	800	8.4%	100
Fast food/drive-in last 6 months: take-out/drive-thru	4,207	44.0%	93
Fast food/drive-in last 6 months: take-out/walk-in	2,217	23.2%	110
Fast food/drive-in last 6 months: breakfast	3,245	33.9%	98
Fast food/drive-in last 6 months: lunch	4,584	47.9%	94
Fast food/drive-in last 6 months: dinner	4,267	44.6%	97
Fast food/drive-in last 6 months: snack	1,205	12.6%	101
Fast food/drive-in last 6 months: weekday	5,624	58.8%	98
Fast food/drive-in last 6 months: weekend	4,422	46.2%	97
Fast food/drive-in last 6 months: A & W	121	1.3%	49
Fast food/drive-in last 6 months: Arby`s	1,024	10.7%	64
Fast food/drive-in last 6 months: Baskin-Robbins	448	4.7%	134
Fast food/drive-in last 6 months: Boston Market	502	5.2%	159
Fast food/drive-in last 6 months: Burger King	2,444	25.5%	86
Fast food/drive-in last 6 months: Captain D`s	162	1.7%	40
Fast food/drive-in last 6 months: Carl`s Jr.	675	7.1%	123
Fast food/drive-in last 6 months: Checkers	262	2.7%	82
Fast food/drive-in last 6 months: Chick-fil-A	1,995	20.8%	95
Fast food/drive-in last 6 months: Chipotle Mex. Grill	1,660	17.3%	131
Fast food/drive-in last 6 months: Chuck E. Cheese`s	292	3.1%	99
Fast food/drive-in last 6 months: Church`s Fr. Chicken	208	2.2%	61
Fast food/drive-in last 6 months: Cold Stone Creamery	296	3.1%	96
Fast food/drive-in last 6 months: Dairy Queen	978	10.2%	67
Fast food/drive-in last 6 months: Del Taco	480	5.0%	142
Fast food/drive-in last 6 months: Domino`s Pizza	1,050	11.0%	89
Fast food/drive-in last 6 months: Dunkin` Donuts	2,205	23.0%	167
Went to Five Guys in last 6 months	1,049	11.0%	113
Fast food/drive-in last 6 months: Hardee`s	209	2.2%	35
Fast food/drive-in last 6 months: Jack in the Box	794	8.3%	104
Went to Jimmy John`s in last 6 months	382	4.0%	69
Fast food/drive-in last 6 months: KFC	1,630	17.0%	84
Fast food/drive-in last 6 months: Krispy Kreme	449	4.7%	82
Fast food/drive-in last 6 months: Little Caesars	881	9.2%	68
Fast food/drive-in last 6 months: Long John Silver`s	200	2.1%	57
Fast food/drive-in last 6 months: McDonald`s	4,707	49.2%	94
Went to Panda Express in last 6 months	1,023	10.7%	113
Fast food/drive-in last 6 months: Panera Bread	1,711	17.9%	140
Fast food/drive-in last 6 months: Papa John`s	668	7.0%	79
Fast food/drive-in last 6 months: Papa Murphy`s	256	2.7%	53
Fast food/drive-in last 6 months: Pizza Hut	1,200	12.5%	74
Fast food/drive-in last 6 months: Popeyes Chicken	850	8.9%	95
Fast food/drive-in last 6 months: Sonic Drive-In	703	7.3%	63
Fast food/drive-in last 6 months: Starbucks	2,233	23.3%	129
Fast food/drive-in last 6 months: Steak `n Shake	289	3.0%	55
Fast food/drive-in last 6 months: Subway	2,287	23.9%	87
Fast food/drive-in last 6 months: Taco Bell	2,279	23.8%	83
Fast food/drive-in last 6 months: Wendy`s	2,274	23.8%	94
Fast food/drive-in last 6 months: Whataburger	375	3.9%	82
Fast food/drive-in last 6 months: White Castle	292	3.1%	96

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.





Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
820 E Roosevelt Rd, Lombard, Illinois, 60148  
Ring: 1 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
Longitude: -87.99921

Went to fine dining restaurant last month	1,370	14.3%	133
Went to fine dining restaurant 3+ times last month	421	4.4%	136
Spent at fine dining restaurant/30 days: <\$51	152	1.6%	98
Spent at fine dining restaurant/30 days: \$51-\$100	388	4.1%	123
Spent at fine dining restaurant/30 days: \$101-\$200	379	4.0%	150

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
 820 E Roosevelt Rd, Lombard, Illinois, 60148  
 Ring: 3 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
 Longitude: -87.99921

Demographic Summary	2018	2023
Population	105,835	107,308
Population 18+	83,951	85,693
Households	41,864	42,551
Median Household Income	\$78,716	\$83,649

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	65,865	78.5%	104
Went to family restaurant/steak house 4+ times/mo	23,058	27.5%	102
Spent at family restaurant/30 days: <\$31	6,450	7.7%	88
Spent at family restaurant/30 days: \$31-50	8,373	10.0%	100
Spent at family restaurant/30 days: \$51-100	13,337	15.9%	103
Spent at family restaurant/30 days: \$101-200	9,235	11.0%	118
Spent at family restaurant/30 days: \$201-300	2,459	2.9%	118
Family restaurant/steak house last 6 months: breakfast	12,094	14.4%	108
Family restaurant/steak house last 6 months: lunch	16,465	19.6%	100
Family restaurant/steak house last 6 months: dinner	41,778	49.8%	106
Family restaurant/steak house last 6 months: snack	1,667	2.0%	101
Family restaurant/steak house last 6 months: weekday	27,183	32.4%	105
Family restaurant/steak house last 6 months: weekend	36,936	44.0%	103
Fam rest/steak hse/6 months: Applebee`s	18,548	22.1%	98
Fam rest/steak hse/6 months: Bob Evans Farms	2,290	2.7%	75
Fam rest/steak hse/6 months: Buffalo Wild Wings	8,663	10.3%	98
Fam rest/steak hse/6 months: California Pizza Kitchen	3,566	4.2%	151
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	2,663	3.2%	105
Fam rest/steak hse/6 months: The Cheesecake Factory	8,676	10.3%	143
Fam rest/steak hse/6 months: Chili`s Grill & Bar	9,167	10.9%	105
Fam rest/steak hse/6 months: CiCi`s Pizza	2,143	2.6%	72
Fam rest/steak hse/6 months: Cracker Barrel	7,201	8.6%	78
Fam rest/steak hse/6 months: Denny`s	6,594	7.9%	92
Fam rest/steak hse/6 months: Golden Corral	3,944	4.7%	63
Fam rest/steak hse/6 months: IHOP	9,768	11.6%	113
Fam rest/steak hse/6 months: Logan`s Roadhouse	1,439	1.7%	54
Fam rest/steak hse/6 months: LongHorn Steakhouse	3,993	4.8%	91
Fam rest/steak hse/6 months: Olive Garden	14,373	17.1%	102
Fam rest/steak hse/6 months: Outback Steakhouse	8,673	10.3%	116
Fam rest/steak hse/6 months: Red Lobster	7,823	9.3%	89
Fam rest/steak hse/6 months: Red Robin	6,553	7.8%	111
Fam rest/steak hse/6 months: Ruby Tuesday	4,835	5.8%	107
Fam rest/steak hse/6 months: Texas Roadhouse	6,989	8.3%	84
Fam rest/steak hse/6 months: T.G.I. Friday`s	6,548	7.8%	138
Fam rest/steak hse/6 months: Waffle House	2,926	3.5%	60
Went to fast food/drive-in restaurant in last 6 mo	75,800	90.3%	100
Went to fast food/drive-in restaurant 9+ times/mo	31,391	37.4%	94
Spent at fast food restaurant/30 days: <\$11	4,414	5.3%	102
Spent at fast food restaurant/30 days: \$11-\$20	8,732	10.4%	98
Spent at fast food restaurant/30 days: \$21-\$40	13,399	16.0%	98
Spent at fast food restaurant/30 days: \$41-\$50	7,620	9.1%	101
Spent at fast food restaurant/30 days: \$51-\$100	13,991	16.7%	100
Spent at fast food restaurant/30 days: \$101-\$200	6,505	7.7%	97
Spent at fast food restaurant/30 days: \$201+	2,217	2.6%	95

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

December 23, 2018





Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
820 E Roosevelt Rd, Lombard, Illinois, 60148  
Ring: 3 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
Longitude: -87.99921

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	29,779	35.5%	97
Fast food/drive-in last 6 months: home delivery	6,654	7.9%	94
Fast food/drive-in last 6 months: take-out/drive-thru	37,749	45.0%	95
Fast food/drive-in last 6 months: take-out/walk-in	19,124	22.8%	108
Fast food/drive-in last 6 months: breakfast	28,464	33.9%	98
Fast food/drive-in last 6 months: lunch	41,439	49.4%	97
Fast food/drive-in last 6 months: dinner	38,175	45.5%	99
Fast food/drive-in last 6 months: snack	10,476	12.5%	100
Fast food/drive-in last 6 months: weekday	50,225	59.8%	100
Fast food/drive-in last 6 months: weekend	39,167	46.7%	97
Fast food/drive-in last 6 months: A & W	1,392	1.7%	64
Fast food/drive-in last 6 months: Arby`s	10,805	12.9%	77
Fast food/drive-in last 6 months: Baskin-Robbins	3,690	4.4%	125
Fast food/drive-in last 6 months: Boston Market	4,082	4.9%	147
Fast food/drive-in last 6 months: Burger King	22,099	26.3%	89
Fast food/drive-in last 6 months: Captain D`s	1,604	1.9%	45
Fast food/drive-in last 6 months: Carl`s Jr.	5,101	6.1%	106
Fast food/drive-in last 6 months: Checkers	2,221	2.6%	79
Fast food/drive-in last 6 months: Chick-fil-A	18,421	21.9%	100
Fast food/drive-in last 6 months: Chipotle Mex. Grill	14,229	16.9%	128
Fast food/drive-in last 6 months: Chuck E. Cheese`s	2,285	2.7%	88
Fast food/drive-in last 6 months: Church`s Fr. Chicken	1,615	1.9%	54
Fast food/drive-in last 6 months: Cold Stone Creamery	2,704	3.2%	100
Fast food/drive-in last 6 months: Dairy Queen	10,052	12.0%	78
Fast food/drive-in last 6 months: Del Taco	3,593	4.3%	121
Fast food/drive-in last 6 months: Domino`s Pizza	9,247	11.0%	90
Fast food/drive-in last 6 months: Dunkin` Donuts	17,163	20.4%	148
Went to Five Guys in last 6 months	9,576	11.4%	117
Fast food/drive-in last 6 months: Hardee`s	2,419	2.9%	46
Fast food/drive-in last 6 months: Jack in the Box	6,187	7.4%	92
Went to Jimmy John`s in last 6 months	4,259	5.1%	87
Fast food/drive-in last 6 months: KFC	14,267	17.0%	84
Fast food/drive-in last 6 months: Krispy Kreme	3,882	4.6%	80
Fast food/drive-in last 6 months: Little Caesars	7,999	9.5%	71
Fast food/drive-in last 6 months: Long John Silver`s	1,859	2.2%	61
Fast food/drive-in last 6 months: McDonald`s	41,859	49.9%	95
Went to Panda Express in last 6 months	8,428	10.0%	106
Fast food/drive-in last 6 months: Panera Bread	14,607	17.4%	136
Fast food/drive-in last 6 months: Papa John`s	6,347	7.6%	85
Fast food/drive-in last 6 months: Papa Murphy`s	3,432	4.1%	81
Fast food/drive-in last 6 months: Pizza Hut	10,699	12.7%	75
Fast food/drive-in last 6 months: Popeyes Chicken	7,200	8.6%	92
Fast food/drive-in last 6 months: Sonic Drive-In	6,374	7.6%	65
Fast food/drive-in last 6 months: Starbucks	18,735	22.3%	123
Fast food/drive-in last 6 months: Steak `n Shake	3,111	3.7%	67
Fast food/drive-in last 6 months: Subway	21,092	25.1%	92
Fast food/drive-in last 6 months: Taco Bell	21,054	25.1%	87
Fast food/drive-in last 6 months: Wendy`s	20,544	24.5%	97
Fast food/drive-in last 6 months: Whataburger	2,842	3.4%	71
Fast food/drive-in last 6 months: White Castle	2,572	3.1%	97

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
820 E Roosevelt Rd, Lombard, Illinois, 60148  
Ring: 3 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
Longitude: -87.99921

Went to fine dining restaurant last month	11,949	14.2%	132
Went to fine dining restaurant 3+ times last month	3,593	4.3%	133
Spent at fine dining restaurant/30 days: <\$51	1,361	1.6%	100
Spent at fine dining restaurant/30 days: \$51-\$100	3,553	4.2%	128
Spent at fine dining restaurant/30 days: \$101-\$200	3,118	3.7%	141

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
 820 E Roosevelt Rd, Lombard, Illinois, 60148  
 Ring: 5 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
 Longitude: -87.99921

Demographic Summary	2018	2023
Population	267,589	270,928
Population 18+	207,380	212,182
Households	100,590	101,967
Median Household Income	\$83,747	\$90,087

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	163,475	78.8%	104
Went to family restaurant/steak house 4+ times/mo	57,836	27.9%	104
Spent at family restaurant/30 days: <\$31	16,349	7.9%	90
Spent at family restaurant/30 days: \$31-50	20,448	9.9%	99
Spent at family restaurant/30 days: \$51-100	33,605	16.2%	105
Spent at family restaurant/30 days: \$101-200	23,069	11.1%	120
Spent at family restaurant/30 days: \$201-300	6,307	3.0%	122
Family restaurant/steak house last 6 months: breakfast	29,856	14.4%	108
Family restaurant/steak house last 6 months: lunch	41,544	20.0%	102
Family restaurant/steak house last 6 months: dinner	104,343	50.3%	107
Family restaurant/steak house last 6 months: snack	4,131	2.0%	101
Family restaurant/steak house last 6 months: weekday	68,616	33.1%	108
Family restaurant/steak house last 6 months: weekend	92,680	44.7%	105
Fam rest/steak hse/6 months: Applebee`s	44,958	21.7%	96
Fam rest/steak hse/6 months: Bob Evans Farms	5,987	2.9%	79
Fam rest/steak hse/6 months: Buffalo Wild Wings	22,137	10.7%	102
Fam rest/steak hse/6 months: California Pizza Kitchen	9,095	4.4%	156
Fam rest/steak hse/6 months: Carrabba`s Italian Grill	6,924	3.3%	111
Fam rest/steak hse/6 months: The Cheesecake Factory	21,457	10.3%	143
Fam rest/steak hse/6 months: Chili`s Grill & Bar	22,880	11.0%	107
Fam rest/steak hse/6 months: CiCi`s Pizza	5,003	2.4%	68
Fam rest/steak hse/6 months: Cracker Barrel	18,618	9.0%	81
Fam rest/steak hse/6 months: Denny`s	16,558	8.0%	93
Fam rest/steak hse/6 months: Golden Corral	9,363	4.5%	61
Fam rest/steak hse/6 months: IHOP	23,980	11.6%	112
Fam rest/steak hse/6 months: Logan`s Roadhouse	3,859	1.9%	59
Fam rest/steak hse/6 months: LongHorn Steakhouse	10,234	4.9%	94
Fam rest/steak hse/6 months: Olive Garden	36,324	17.5%	104
Fam rest/steak hse/6 months: Outback Steakhouse	21,818	10.5%	118
Fam rest/steak hse/6 months: Red Lobster	19,288	9.3%	88
Fam rest/steak hse/6 months: Red Robin	16,746	8.1%	115
Fam rest/steak hse/6 months: Ruby Tuesday	11,914	5.7%	107
Fam rest/steak hse/6 months: Texas Roadhouse	17,876	8.6%	87
Fam rest/steak hse/6 months: T.G.I. Friday`s	15,617	7.5%	134
Fam rest/steak hse/6 months: Waffle House	7,883	3.8%	66
Went to fast food/drive-in restaurant in last 6 mo	187,695	90.5%	100
Went to fast food/drive-in restaurant 9+ times/mo	78,930	38.1%	96
Spent at fast food restaurant/30 days: <\$11	11,051	5.3%	103
Spent at fast food restaurant/30 days: \$11-\$20	21,722	10.5%	99
Spent at fast food restaurant/30 days: \$21-\$40	33,194	16.0%	98
Spent at fast food restaurant/30 days: \$41-\$50	19,111	9.2%	103
Spent at fast food restaurant/30 days: \$51-\$100	35,042	16.9%	101
Spent at fast food restaurant/30 days: \$101-\$200	16,708	8.1%	101
Spent at fast food restaurant/30 days: \$201+	5,446	2.6%	94

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.

December 23, 2018





Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
 820 E Roosevelt Rd, Lombard, Illinois, 60148  
 Ring: 5 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
 Longitude: -87.99921

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Fast food/drive-in last 6 months: eat in	75,648	36.5%	99
Fast food/drive-in last 6 months: home delivery	16,286	7.9%	94
Fast food/drive-in last 6 months: take-out/drive-thru	94,555	45.6%	97
Fast food/drive-in last 6 months: take-out/walk-in	47,130	22.7%	108
Fast food/drive-in last 6 months: breakfast	71,224	34.3%	99
Fast food/drive-in last 6 months: lunch	104,220	50.3%	99
Fast food/drive-in last 6 months: dinner	95,015	45.8%	100
Fast food/drive-in last 6 months: snack	26,548	12.8%	103
Fast food/drive-in last 6 months: weekday	125,467	60.5%	101
Fast food/drive-in last 6 months: weekend	98,462	47.5%	99
Fast food/drive-in last 6 months: A & W	3,624	1.7%	67
Fast food/drive-in last 6 months: Arby`s	27,642	13.3%	80
Fast food/drive-in last 6 months: Baskin-Robbins	9,020	4.3%	124
Fast food/drive-in last 6 months: Boston Market	9,671	4.7%	141
Fast food/drive-in last 6 months: Burger King	53,573	25.8%	87
Fast food/drive-in last 6 months: Captain D`s	4,029	1.9%	46
Fast food/drive-in last 6 months: Carl`s Jr.	12,870	6.2%	108
Fast food/drive-in last 6 months: Checkers	5,126	2.5%	74
Fast food/drive-in last 6 months: Chick-fil-A	46,797	22.6%	103
Fast food/drive-in last 6 months: Chipotle Mex. Grill	36,344	17.5%	133
Fast food/drive-in last 6 months: Chuck E. Cheese`s	5,603	2.7%	87
Fast food/drive-in last 6 months: Church`s Fr. Chicken	3,977	1.9%	54
Fast food/drive-in last 6 months: Cold Stone Creamery	6,749	3.3%	101
Fast food/drive-in last 6 months: Dairy Queen	25,600	12.3%	80
Fast food/drive-in last 6 months: Del Taco	9,054	4.4%	124
Fast food/drive-in last 6 months: Domino`s Pizza	23,228	11.2%	91
Fast food/drive-in last 6 months: Dunkin` Donuts	41,348	19.9%	145
Went to Five Guys in last 6 months	24,231	11.7%	120
Fast food/drive-in last 6 months: Hardee`s	6,449	3.1%	49
Fast food/drive-in last 6 months: Jack in the Box	15,603	7.5%	94
Went to Jimmy John`s in last 6 months	11,603	5.6%	96
Fast food/drive-in last 6 months: KFC	35,361	17.1%	84
Fast food/drive-in last 6 months: Krispy Kreme	10,159	4.9%	85
Fast food/drive-in last 6 months: Little Caesars	20,115	9.7%	72
Fast food/drive-in last 6 months: Long John Silver`s	4,673	2.3%	62
Fast food/drive-in last 6 months: McDonald`s	103,586	49.9%	95
Went to Panda Express in last 6 months	21,295	10.3%	108
Fast food/drive-in last 6 months: Panera Bread	37,038	17.9%	139
Fast food/drive-in last 6 months: Papa John`s	16,144	7.8%	88
Fast food/drive-in last 6 months: Papa Murphy`s	8,989	4.3%	86
Fast food/drive-in last 6 months: Pizza Hut	26,808	12.9%	76
Fast food/drive-in last 6 months: Popeyes Chicken	17,289	8.3%	89
Fast food/drive-in last 6 months: Sonic Drive-In	16,544	8.0%	68
Fast food/drive-in last 6 months: Starbucks	47,580	22.9%	126
Fast food/drive-in last 6 months: Steak `n Shake	8,115	3.9%	71
Fast food/drive-in last 6 months: Subway	52,837	25.5%	93
Fast food/drive-in last 6 months: Taco Bell	51,822	25.0%	87
Fast food/drive-in last 6 months: Wendy`s	50,445	24.3%	97
Fast food/drive-in last 6 months: Whataburger	7,319	3.5%	74
Fast food/drive-in last 6 months: White Castle	6,045	2.9%	92

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



Individual Member

# Restaurant Market Potential

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
820 E Roosevelt Rd, Lombard, Illinois, 60148  
Ring: 5 mile radius

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
Longitude: -87.99921

Went to fine dining restaurant last month	30,986	14.9%	139
Went to fine dining restaurant 3+ times last month	9,365	4.5%	140
Spent at fine dining restaurant/30 days: <\$51	3,391	1.6%	100
Spent at fine dining restaurant/30 days: \$51-\$100	8,966	4.3%	131
Spent at fine dining restaurant/30 days: \$101-\$200	8,269	4.0%	151

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2018 and 2023.



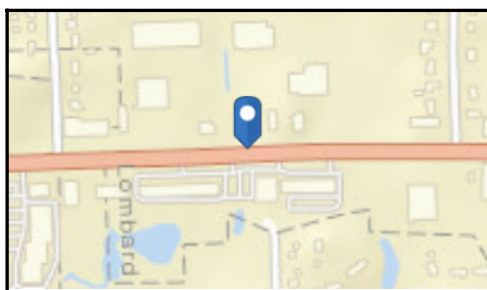
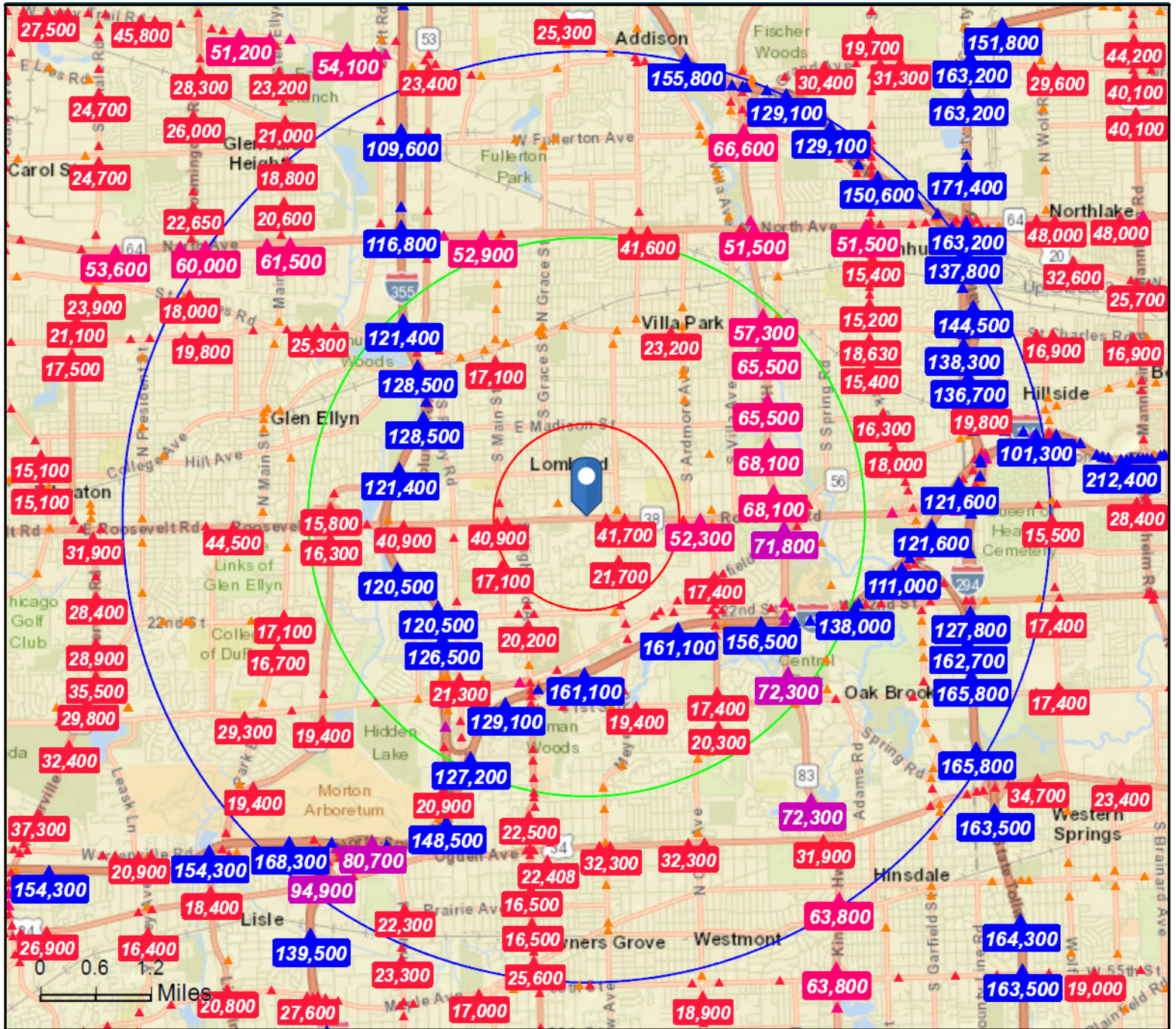


Individual Member

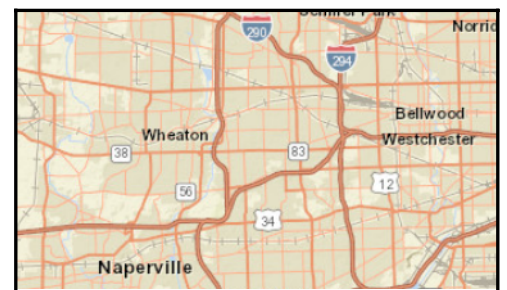
# Traffic Count Map

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
820 E Roosevelt Rd, Lombard, Illinois, 60148  
Rings: 1, 3, 5 mile radii

Kamlesh Shah, CCIM -1-630-202-9094  
Latitude: 41.86066  
Longitude: -87.99921



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

December 23, 2018



# Executive Summary

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
 820 E Roosevelt Rd, Lombard, Illinois, 60148  
 Rings: 1, 3, 5 mile radii

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
 Longitude: -87.99921

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	12,691	104,947	261,935
2010 Population	11,734	103,685	262,045
2018 Population	12,193	105,835	267,589
2023 Population	12,456	107,308	270,928
2000-2010 Annual Rate	-0.78%	-0.12%	0.00%
2010-2018 Annual Rate	0.47%	0.25%	0.25%
2018-2023 Annual Rate	0.43%	0.28%	0.25%
2018 Male Population	49.0%	48.6%	48.7%
2018 Female Population	51.0%	51.4%	51.3%
2018 Median Age	39.7	41.1	40.4

In the identified area, the current year population is 267,589. In 2010, the Census count in the area was 262,045. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 270,928 representing a change of 0.25% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 39.7, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	68.8%	76.7%	78.7%
2018 Black Alone	6.5%	4.9%	4.5%
2018 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2018 Asian Alone	17.1%	11.7%	8.9%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	5.0%	4.2%	5.1%
2018 Two or More Races	2.4%	2.4%	2.5%
2018 Hispanic Origin (Any Race)	13.7%	11.7%	13.6%

Persons of Hispanic origin represent 13.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.8 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	4,452	39,926	97,189
2010 Households	4,297	40,942	98,526
2018 Total Households	4,458	41,864	100,590
2023 Total Households	4,556	42,551	101,967
2000-2010 Annual Rate	-0.35%	0.25%	0.14%
2010-2018 Annual Rate	0.45%	0.27%	0.25%
2018-2023 Annual Rate	0.44%	0.33%	0.27%
2018 Average Household Size	2.70	2.50	2.62

The household count in this area has changed from 98,526 in 2010 to 100,590 in the current year, a change of 0.25% annually. The five-year projection of households is 101,967, a change of 0.27% annually from the current year total. Average household size is currently 2.62, compared to 2.62 in the year 2010. The number of families in the current year is 67,941 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





Individual Member

# Executive Summary

820 E Roosevelt Rd, Lombard, Illinois, 60148 5  
820 E Roosevelt Rd, Lombard, Illinois, 60148  
Rings: 1, 3, 5 mile radii

Kamlesh Shah, CCIM -1-630-202-9094

Latitude: 41.86066  
Longitude: -87.99921

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$74,587	\$78,716	\$83,747
2023 Median Household Income	\$79,572	\$83,649	\$90,087
2018-2023 Annual Rate	1.30%	1.22%	1.47%
<b>Average Household Income</b>			
2018 Average Household Income	\$94,501	\$103,052	\$115,120
2023 Average Household Income	\$104,142	\$113,217	\$126,480
2018-2023 Annual Rate	1.96%	1.90%	1.90%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$35,123	\$40,911	\$43,655
2023 Per Capita Income	\$38,696	\$45,008	\$47,972
2018-2023 Annual Rate	1.96%	1.93%	1.90%
<b>Households by Income</b>			

Current median household income is \$83,747 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$90,087 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$115,120 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$126,480 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$43,655 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$47,972 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	4,557	41,324	100,069
2000 Owner Occupied Housing Units	3,456	30,761	75,015
2000 Renter Occupied Housing Units	996	9,166	22,174
2000 Vacant Housing Units	105	1,397	2,880
2010 Total Housing Units	4,573	43,746	104,767
2010 Owner Occupied Housing Units	3,404	30,171	74,001
2010 Renter Occupied Housing Units	893	10,771	24,525
2010 Vacant Housing Units	276	2,804	6,241
2018 Total Housing Units	4,741	44,519	106,716
2018 Owner Occupied Housing Units	3,406	29,255	71,822
2018 Renter Occupied Housing Units	1,052	12,609	28,768
2018 Vacant Housing Units	283	2,655	6,126
2023 Total Housing Units	4,850	45,271	108,412
2023 Owner Occupied Housing Units	3,499	29,921	73,501
2023 Renter Occupied Housing Units	1,056	12,629	28,466
2023 Vacant Housing Units	294	2,720	6,445

Currently, 67.3% of the 106,716 housing units in the area are owner occupied; 27.0%, renter occupied; and 5.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 104,767 housing units in the area - 70.6% owner occupied, 23.4% renter occupied, and 6.0% vacant. The annual rate of change in housing units since 2010 is 0.82%. Median home value in the area is \$324,729, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.02% annually to \$358,801.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

# LOCATION MAP

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148



INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

**Kamlesh Shah, CCIM**  
Broker  
630-202-9094  
broker@kamleshshah.com



# PROFESSIONAL BIO

---

Former Wendy's w Drive through facility  
820 E Roosevelt Road | Lombard, IL 60148

I, Kamlesh Shah, CCIM, understand that buying or selling a home or commercial properties, is more than just a transaction: it's a life-changing experience. That's why I'm dedicated to providing exceptional, personalized service for all of my clients. I take great pride in the relationships I build and always work relentlessly on client's behalf to help them achieve their real estate goals.

Today's buyers and sellers need a trusted resource that can guide them through the complex world of real estate. With my 32+ years of extensive experience, knowledge and commitment to providing only the best and most timely information to my clients, I'm your go-to source for real estate industry insight and advice.

Our Mission Statement:

My philosophy is simple: clients come first. I pledge to be in constant communication with my clients, keeping them fully informed throughout the entire buying or selling process. I believe that if you're not left with an amazing experience, I haven't done my job. I don't measure success through achievements or awards, but through the satisfaction of our clients.

Managing Broker, PreferredCo Realty & Investments in Addison IL. Former Re/Max Of Northern ILLINOIS Top Agent #2 for 2007 & Top Agent # 3 for 2006 in Commercial.

Former Re/Max Hall of Fame

Former Re/Max Platinum Club Member 2007, 2006

CCIM Designee. Member of NAR, IAR, CCIM, Loopnet, Succeed with more Realestate MLS, ICEX, Cityfeet and Commercial Source.



*INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.*

**Kamlesh Shah, CCIM**  
Broker  
630-202-9094  
broker@kamleshshah.com

