

30 S. LaGrange Rd. LaGrange, IL

COMMERCIAL REAL ESTATE WITH RESTAURANT ASSETS

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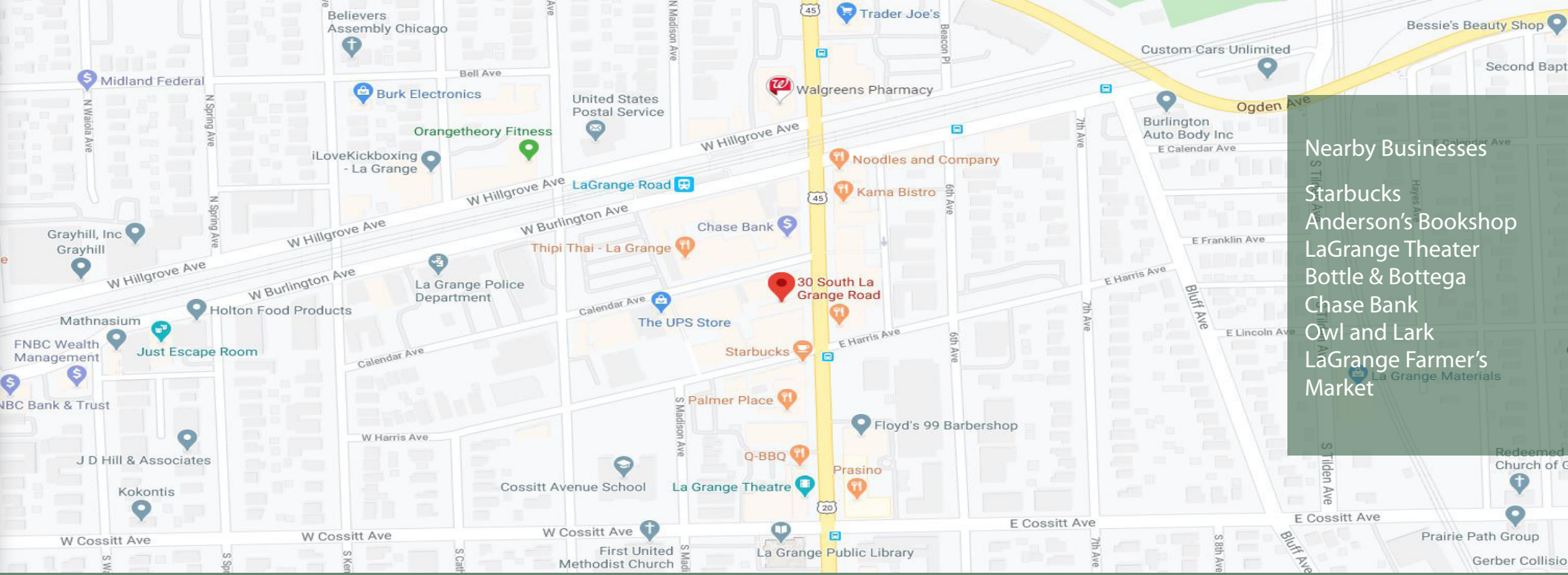
Beautiful two-story commercial building for sale in the heart of downtown LaGrange. Great opportunity to own your own turn-key restaurant with extensive FF&E included in the sale price. Basement has a second walk-in cooler that includes a tap system for the bar. Second floor has a private party room that seats sixty and two private offices that can be leased out individually.

Operating business. Do not disturb employees or management.

Size (Approx.): 6,309 SF Building on 3,424 SF Lot
Taxes: \$35,557 (2018)
Price: \$1,300,000 (Real Estate + Assets)

of Seats:
Dining Room: 96
Bar: 10
Sidewalk Patio: 14
Private Party Room: 60

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LAGRANGE, IL

La Grange is located approx.13 miles west of downtown Chicago. Compact and walkable, the village occupies a land area of approx. 2.5 sq miles and has a population of 15,550 as of the 2010 census.

The Village's strategic location and access to two transit stations provide for superior vehicular and pedestrian access. A dining & shopping destination, La Grange welcomes visitors from throughout the western suburbs. Within a 7 minute drive of downtown La Grange, retailers can reach over 56,000 residents in over 21,000 households.

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Source: Village of LaGrange

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	22,660	106,006	299,360
2024 Population:	22,451	105,282	297,325
Pop Growth 2019-2024:	(0.92%)	(0.68%)	(0.68%)
Average Age:	40.30	41.00	40.10
Households			
2019 Total Households:	8,495	40,541	111,598
HH Growth 2019-2024:	(0.81%)	(0.74%)	(0.65%)
Median Household Inc:	\$97,798	\$87,137	\$73,530
Avg Household Size:	2.60	2.60	2.60
2019 Avg HH Vehicles:	2.00	2.00	2.00

Source: Costar



For More Information
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