

# Buffalo Grove - Chicago Northwest Suburbs REAL ESTATE/REDEVELOPMENT OPPORTUNITY ON BUSY MILWAUKEE AVE.



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301 N. Milwaukee Ave. Buffalo Grove, IL



## Buffalo Grove

Buffalo Grove is an affluent village located in the northern suburbs of Chicago, and in Cook and Lake counties in Illinois, United States. The town was named for Buffalo Creek, which was itself named for bison bones found in the area. In July 2009, Buffalo Grove was listed at No. 65 on Money "best places to live" list. The village is also home to two different annual festivals, one being the Buffalo Grove Days held in September and an Arts Festival held in mid July. Through-out the village, there are a number of various business parks.

### 301 N. Milwaukee Ave. Buffalo Grove, IL 60089

Size (Approx.)	8,963 SF (Building)
	39,341 SF (Lot)
Zoning	B-3 Planned Business Center District
Price	\$1,095,000 (Real Estate)

For additional information or to schedule a showing contact:  
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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	11,351	63,983	132,093
2015 Female Population	12,351	67,122	139,395
2015 Total Population	23,702	131,105	271,488
2015 Total Households	9,427	49,051	102,776

## Housing Units

2016 Housing Units

## Income

2015 Median Household Income	\$69,985	\$72,625	\$76,432
2015 Per Capita Income	\$32,500	\$33,225	\$35,837
2015 Average Household Income	\$81,690	\$88,234	\$93,960

## Nearby Businesses

Westin Chicago Hotel  
Lynfred Winery  
Traditions and Chevy Chase Golf Course  
Woodman's Grocery

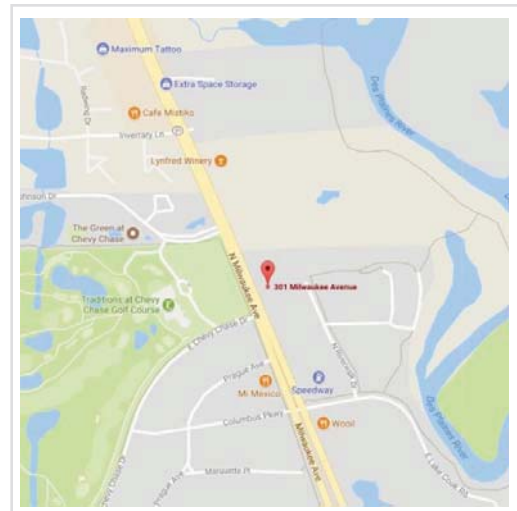
## Description

Freestanding restaurant space with 340 ft. of frontage on busy Milwaukee Ave. in Buffalo Grove. Ideal for repurposing or redevelopment.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 339 3-9-2012

## Map

Milwaukee Ave. & Chevy Chase Dr.



### Information Sheet – Grill on the Rock

Listing Agent	Daniel Rubinow daniel@kudangroup.com
Transaction Type	Real Estate for Sale
Property Type	Two Story Building / Land
Property Name	Former Grill on the Rock
Address	301 N. Milwaukee Ave.
City, Zip	Buffalo Grove, IL 60089
County	Lake
Real Estate Price	\$1,095,000
Taxes	\$26,674.34 (2018)
Building Type	Two Story Block and Frame Commercial Building
Seating	157 on first level and 49 on the second level
Stories	2
Size (Building)	8,963 S.F.
Size (Lot)	39,431 S.F.
Bathrooms	Total of 5 separate restrooms (4 Customer, 1 employee)
A/C & Heat	Ample
Type of Basement	None
Electric (amps)	1200 AMPS
Parking	75 Surface Spaces
Zoning	B3 Planned Business Center District
Nearby Business	Woodman's Grocery, Westin Chicago Hotel, Lynfred Winery, Traditions and Chevy Chase Golf Course. Regal Cinemas Lincolnshire, Extended Stay America.
Property Description	Freestanding restaurant building with 340 feet of frontage on busy Milwaukee Avenue in Buffalo Grove, sitting on 39,431 SF of Land. Several separate dining areas throughout the space with Banquet area on the second floor (seating for 49 people). Ideal opportunity for repurposing or redevelopment.
Location Description	Buffalo Grove

	<p>Buffalo Grove is a northwest suburb of Chicago this is primarily located in Lake County with a small portion on the far southwest side of the village in Cook County. Buffalo Grove is surrounded by Vernon Hills and Long Grove to the north, Wheeling and Arlington Heights to the south. Milwaukee Avenue is the asphalt paved, north/south, four lane primary artery. The improvements on Milwaukee Avenue are a wide mix of uses encompassing large retail used, free standing commercial buildings, service stations, banking facilities, office buildings and restaurants. This area provides an accessible, commercial setting for the property. The immediate area surrounding the property is master planned for commercial use.</p>
Cross Streets	Milwaukee Ave. and Chevy Chase Dr.
Is the business currently operating?	No