

RETAIL SPACE FOR SALE

# 303 E Kensington Road

MOUNT PROSPECT, IL



## PROPERTY HIGHLIGHTS

For sale, 10,630 SF freestanding restaurant building with multi-story design to accommodate banquet/private parties on the upper floor while main dining room and bar area on the first floor remains open to the public. Ample parking and storage on this 2.6 acre site. Property sits across the street from newly developed Randhurst Village including hotels, movie theaters, shopping and dining. Adjacent retailers also include Costco, Home Depot, Kiddie Academy, Jewel and Fresh Thyme.

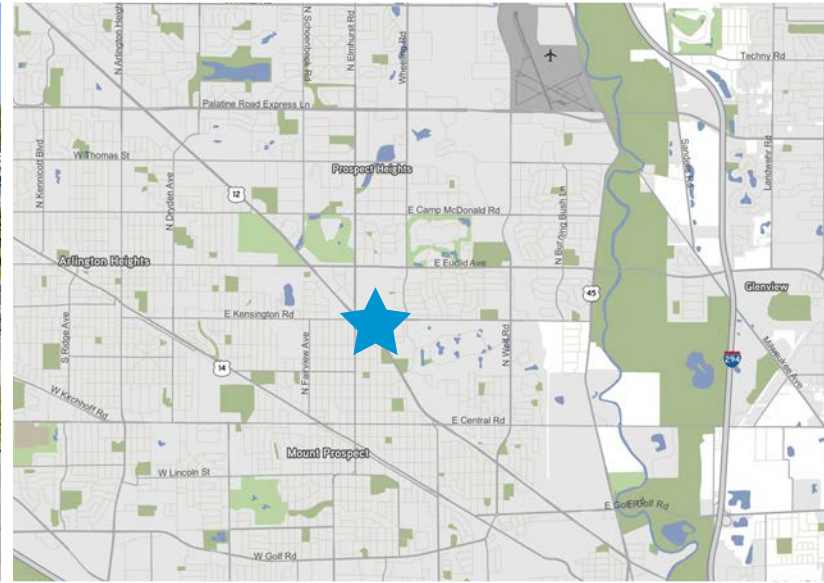
- Freestanding Restaurant/Banquet Hall with parking
- Approx. 151' on Kensington Road
- Tenant signage
- 7,291 VPD on E Kensington Road and Access Road
- 23,359 VPD on E Rand and Alley
- Parking lot has 9.09/1,000 SF

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### Location Overview

Mount Prospect is a suburb of Chicago with a population of 55,127. Mount Prospect is in Cook County and is one of the best places to live in Illinois. Living in Mount Prospect offers residents an urban suburban mix feel and most residents own their homes. In Mount Prospect, there are a lot of restaurants and parks. Many families and young professionals live in Mount Prospect and residents tend to be liberal. The public schools in Mount Prospect are highly rated.

## Property Highlights

|                |   |
|----------------|---|
| Available      | 10,630 SF                                   |
| Site           | 2.6 acres                                   |
| Type           | Retail – Restaurant                         |
| Tenancy        | Single                                      |
| Zoning         | B-3   |
| Traffic Counts | 7,291 VPD (Kensington Road and Access Road) |
| Frontage       | Approx. 151' on Kensington Road             |
| Parking        | 9.09/1,000 SF                               |
| PIN            | 03-34-200-204-0000, 03-34-200-205-0000      |
| Taxes          | \$7.61/SF (2018)                            |

## Area Demographics

|  | 1 MILE   | 3 MILES  | 5 MILES   |
|--|----------|----------|-----------|
|  Population               | 11,642   | 73,259   | 173,719   |
|  Total Households         | 4,164    | 24,675   | 60,004    |
|  Average Household Income | \$88,427 | \$95,625 | \$105,842 |

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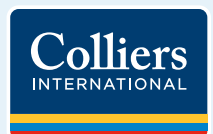


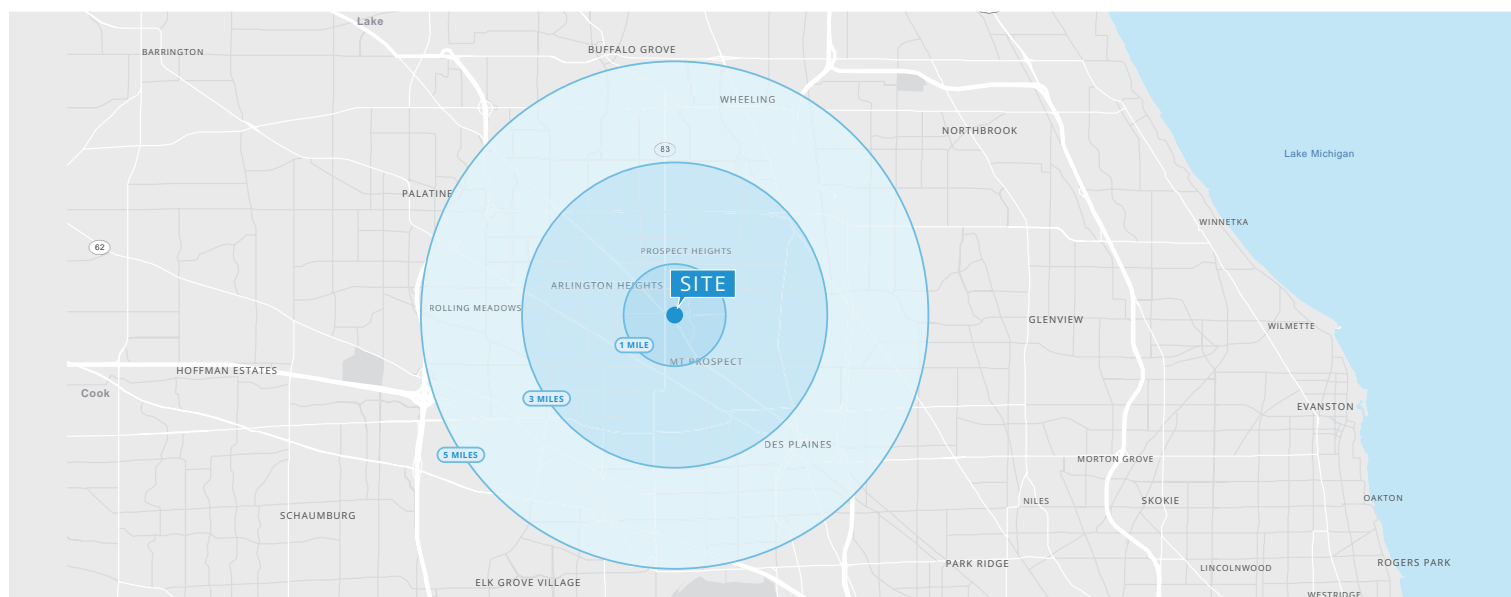
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## Demographics Report

| Demographics        | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total Population    | 12,403 | 119,925 | 327,083 |
| Median Age          | 41.5   | 41.7    | 40.3    |
| Median Age (Male)   | 40.0   | 40.6    | 38.8    |
| Median Age (Female) | 42.6   | 42.6    | 41.7    |

| Households & Income | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,438     | 46,400    | 127,854   |
| # of persons per HH | 2.8       | 2.6       | 2.6       |
| Average HH Income   | \$90,020  | \$89,816  | \$82,948  |
| Average House Value | \$424,043 | \$339,840 | \$342,629 |

| Race                        | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| Total Population – White    | 10,341 | 100,614 | 255,690 |
| Total Population – Black    | 217    | 1,653   | 6,162   |
| Total Population – Asian    | 1,299  | 10,850  | 34,636  |
| Total Population – Indian   | 3      | 70      | 405     |
| Total Population – Other    | 461    | 5,061   | 25,055  |
| Total Population – Hispanic | 1,213  | 12,280  | 51,637  |

\* Demographic information provided by BuildOut, Inc.

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