**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

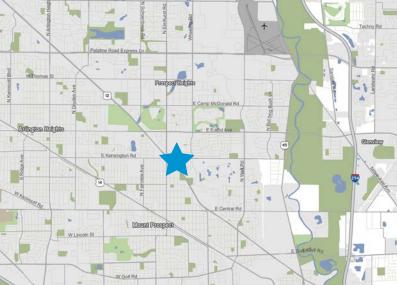
- 7,291 VPD on E Kensington Road and Access Road
- 23,359 VPD on E Rand and Alley
- Parking lot has 9.09/1,000 SF

BRAD BELDEN Senior Vice President +1 847 698 8232 brad.belden@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved. 20-1393 COLLIERS INTERNATIONAL 71 S. Wacker Drive, Suite 3700 Chicago, IL 60606 colliers.com/chicago







### **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.

## BRAD BELDEN

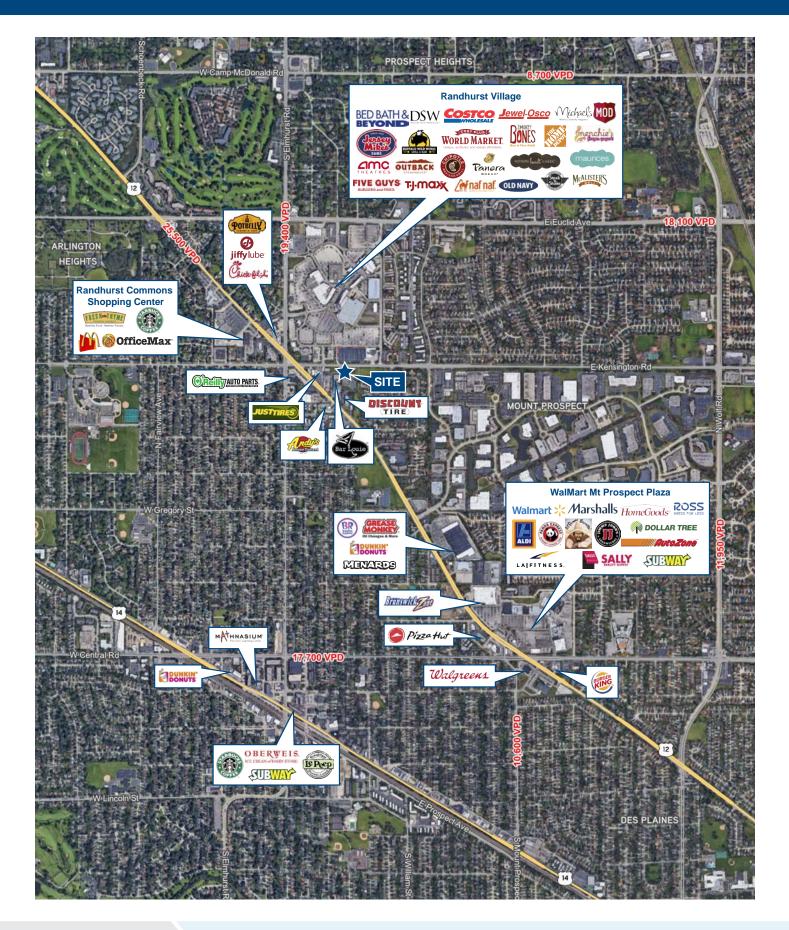
Senior Vice President +1 847 698 8232 brad.belden@colliers.com



# Property Highlights

Available	10,630 SF
Site	2.6 acres
Туре	Retail – Restaurant
Tenancy	Single
Zoning	В-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



BRAD BELDEN

Senior Vice President +1 847 698 8232 brad.belden@colliers.com



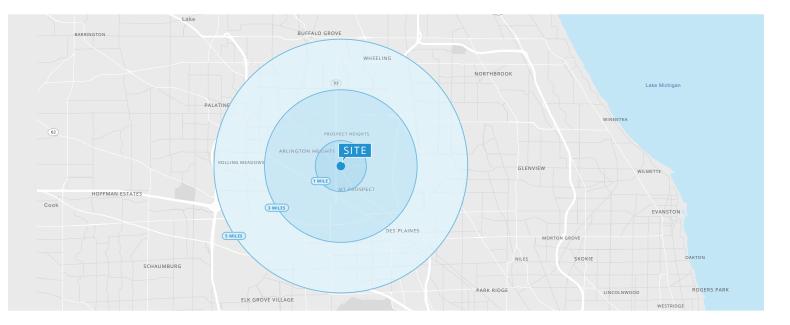




BRAD BELDEN

Senior Vice President +1 847 698 8232 brad.belden@colliers.com





# **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.

### **BRAD BELDEN**

Senior Vice President +1 847 698 8232 brad.belden@colliers.com

