

# FORMER RESTAURANT BUILDING AVAILABLE FOR SALE OR LEASE

## 246 S. WEBER ROAD | BOLINGBROOK, IL

### SIZE

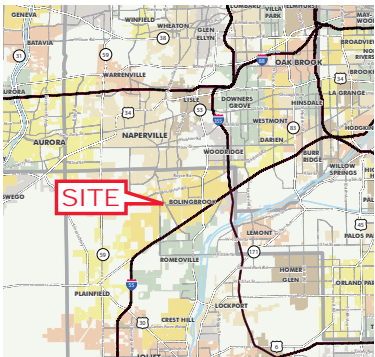
- **6,800 SF on 2.06 acres**

### PROPERTY INFORMATION

- Approximately 6,800-square-foot former restaurant space with additional 3,000-square-foot outdoor patio space situated on 2.06 acres of land at the SEC of Weber Road and Veterans Parkway in Bolingbrook, IL
- **59,800 ADT** (average daily traffic) between Weber Road, Lily Cache Lane, Veteran's Parkway and Boughton Road
- Population of over 82,000 and an average household income of greater than \$115,000 in a three-mile radius
- Excellent corner visibility and access points, adjacent to 25 acres of Walmart-owned land
- Real Estate Taxes: \$39,900

### DEMOGRAPHICS

|                      | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------|-----------|-----------|-----------|
| • Population         | 11,275    | 82,829    | 203,804   |
| • Households         | 3,429     | 25,340    | 65,962    |
| • Average HH Income  | \$104,725 | \$115,376 | \$113,781 |
| • Daytime Population | 4,069     | 26,340    | 61,288    |



Asking Price  
**\$1,500,000**

Asking Net Rent  
**\$12,500/mo**



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