

7784 Forest Hills Rd., Loves Park, IL

\$14.50/SF MG



Property Highlights

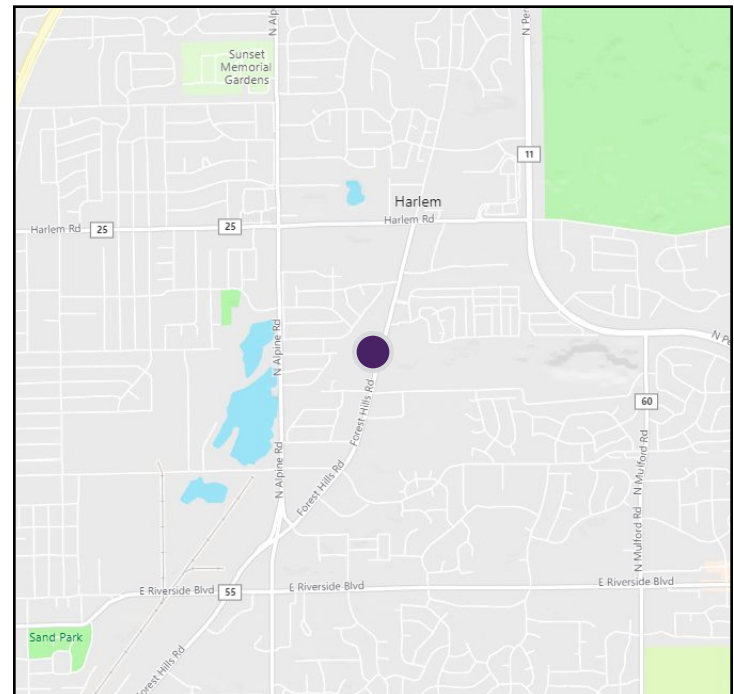
- 4,500 SF bar/restaurant
- Built-out with large dining room with 2 bars and 5 taps
- Mezzanine level with seating and 3 additional bars
- Commercial kitchen with 2 hoods, several walk-in coolers
- Some FF&E included
- Full basement for storage
- Ample customer parking
- Potential to re-brand
- Traffic Count: 16,500 cars daily
- Land Area: 30,370
- Zoning: CR
- Est. CAM/Taxes: \$4.50/SF

Property Overview

A 4,500 square foot free-standing bar/restaurant is available for rent on Forest Hills Rd. The fully built-out space features a large main floor dining room with two bars and five taps plus a commercial kitchen. A partial mezzanine level features seating that overlooks the main floor and three additional bars. The kitchen features two hoods plus several walk-in coolers. A full basement is available for storage, office space and cooler use. Highly visible on busy Forest Hills Rd., the property is a great opportunity for re-branding by a new user.

Loves Park, part of the Rockford MSA, is a flourishing commercial and residential community in northern Illinois. The Rockford area is the third largest in Illinois with approximately 350,000 residents. Close to Hennig's new plant expansion in Machesney Park.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,465	57,015	115,762
Households	3,516	22,866	46,851
Median Income	\$48,677	\$56,982	\$55,806



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