

Zion, IL FREESTANDING QUICK-SERVICE RESTAURANT WITH DRIVE THRU FOR SALE OR LEASE

3467 Sheridan Rd. Zion, IL 60099



Zion, IL

Zion is a city in Lake County, IL. The city was founded in July 1901 by John Alexander Dowie. The city was named after Mount Zion, Israel. The population was 22,866 at the 2000 census and had grown to 24,413 as of 2010. The city is one of only a few in the world to have ever been completely planned out before building. The founder modeled the city layout after the Union Flag. Zion is the closest municipality to South Beach within Illinois Beach State Park. Zion is served by Metra's Union Pacific North Line through Zion railway station at the east side of the city. The line is connected to Chicago, Kenosha and intermediate communities. Source: wikipedia.org

3467 Sheridan Rd. Zion, IL 60099

| | |
|--------------------|-------------------------|
| Size (Approx.) | 3,783 SF |
| Lot Size (Approx.) | 79,715 SF (1.83 Acres) |
| Rental Rate | \$15/SF Modified Gross |
| Price | \$479,000 (Real Estate) |

For additional information or to schedule a showing contact:

Adam Salamon

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Demographics - 2010 Census Zion, IL

| | |
|------------------------|--------|
| Population | |
| 2010 Total Population | 24,413 |
| 2010 Female Population | 12,734 |
| 2010 Male Population | 11,679 |

| | |
|-----------------------|-------|
| Housing | |
| 2010 Total Households | 7,552 |

| | |
|---------------------------------|----------|
| Incomes | |
| 2010 Median Household Income | \$45,723 |
| 2010 Median Income for a Family | \$50,378 |
| 2010 Per Capita Income | \$17,730 |

Nearby Businesses

| | |
|------------------------|------------|
| CVS | Al's Tap |
| Hawg-N-Sons | Culver's |
| Lucy's Appliances | McDonald's |
| Cardinal Wine & Liquor | Wendy's |

Property Description

Freestanding quick service restaurant with drive thru available on busy Sheridan Rd. next to CVS Pharmacy in Zion. Low Lake County taxes. This property is an ideal opportunity for a national tenant, retailer or possible 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. 3-15

Map

Sheridan Rd. & Wadsworth Rd.



LISTING INFO

| | |
|----------------------|--|
| Agent | Adam Salamon |
| Transaction Type | Real Estate for Lease or Sale |
| Type of Property | Restaurant |
| Property Data | |
| Address | 3467 Sheridan Rd. |
| City, Zip Code | Zion, IL 60099 |
| Area | Northern Illinois |
| County | Lake |
| Sale Price | \$479,000.00 (Real Estate for Sale) |
| Rental Rate | \$15/SF |
| Lease Type | Modified Gross |
| Lease Term | Negotiable |
| Options | Negotiable |
| Yearly Adjustment | 3% Annually |
| Security Deposit | TBD |
| Taxes | \$4.31/SF (2016) |
| Year Built | Approx. 16-25 years |
| Stories | One |
| Size | 3,783 SF |
| Lot Size | 79,715 SF (1.83 Acres) |
| Parking | 50 |
| Zoning | B-2 |
| A/C & Heat | Central HVAC |
| Electric (amps) | 200 Amps |
| Ceiling Heights | 12' |
| Nearby Businesses | CVS Pharmacy, Hawg-N-Sons Unlimited, Lucy's Appliances, McDonalds, American Inn, Cardinal Wine & Liquors |
| Property Description | Freestanding quick service restaurant with drive thru available on busy Sheridan Rd. next to CVS Pharmacy in Zion. Low Lake County taxes. This property is an ideal opportunity for a national tenant, retailer or possible redevelopment! |
| Location Description | Zion, IL |
| Cross Streets | Sheridan Rd. & Wadsworth Rd. |