# FOR SALE / LEASE 9,000 SF Restaurant on Butterfield Road



311 E Loop Road | Wheaton, Illinois



# Property Profile

Space Available	+/- 9,002 SF restaurant building on 2.71 acre parel	
Area Retailers	Whole Foods, Jewel-Osco, Pete's Fresh Market, Ulta, TJ Maxx, HomeGoods, Sierra, Starbucks	
Traffic Counts	32,500 VPD (Butterfield Road)	

## Demographics

	1 mile	3 miles	5 miles
Population	9,977	77,728	235,617
Average HHI	\$145,243	\$142,070	\$138,357
Households	4,201	30,958	94,921
Employment	5,125	59,859	195,871

www.hsacommercial.com

## Property Highlights

- Existing full-service restaurant building situated on 2.71 acre parcel with 234 feet of frontage on Butterfield Road
- Four grocers in the immediate vicinity including: Whole Foods, Jewel-Osco, Aldi, and Pete's Fresh Market
- Affluent trade area demographics with \$140k average household income
- Confidential: Do not disturb restaurant employees.

#### HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

## Contact

Michael Havdala p 312.458.4318 mhavdala@hsacommercial.com

Brenton Schrader p 312.458.4392 bschrader@hsacommercial.com







#### FOR SALE / LEASE 9,000 SF Restaurant on Butterfield Road 311 E Loop Road | Wheaton, Illinois

## Market Aerial



#### HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com

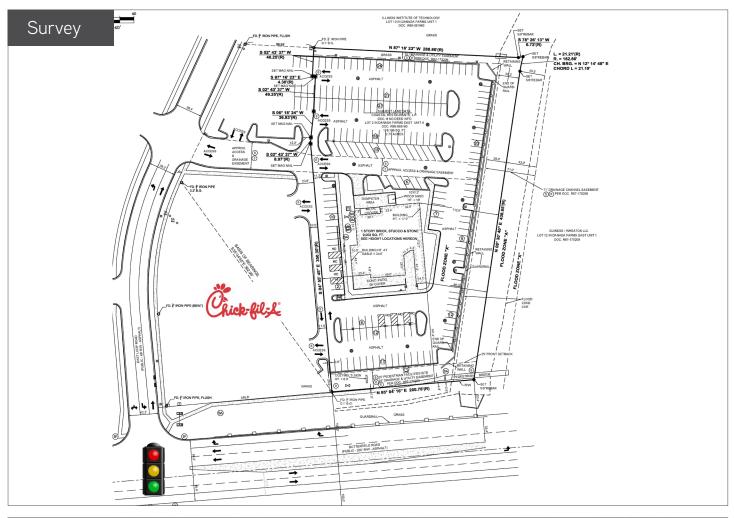
Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

#### www.hsacommercial.com 💴 in 下



FOR SALE / LEASE 9,000 SF Restaurant on Butterfield Road

311 E Loop Road | Wheaton, Illinois





#### HSA Commercial: 100 S Wacker Drive, Suite 950 | Chicago, Illinois 60606 | www.hsacommercial.com

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.