



# 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 parcel
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

## 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.**

## Contact

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## Market Aerial





