

FREE STANDING FAST FOOD RESTAURANT

3467 Sheridan Road, Zion, Illinois



LOCATION:	3467 Sheridan Road Zion, Illinois 60099
BUILDING SIZE:	+/- 3,783 SF
LAND SIZE:	+/- 76,417 SF
COMMENTS:	Free standing fast food restaurant built originally for a national chain. Contiguous to CVS. One lot off intersection of Wadsworth (State Park Road) and Sheridan Roads. Wadsworth Road is main entrance to Illinois Beach State Park (www.illinoisbeachstatepark.org), an incredible 4,160 acre State Park with over six miles of Lake Michigan Shoreline, and offering swimming, boating, picnicking, hiking, fishing, and camping.



DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
2013 Est. Population	7,949	43,928	105,698
2013 Est. Households	2,886	15,043	35,464
2013 Est. Average Income	\$59,802	\$63,010	\$65,296
2013 Est. Employees	1,502	9,299	27,514



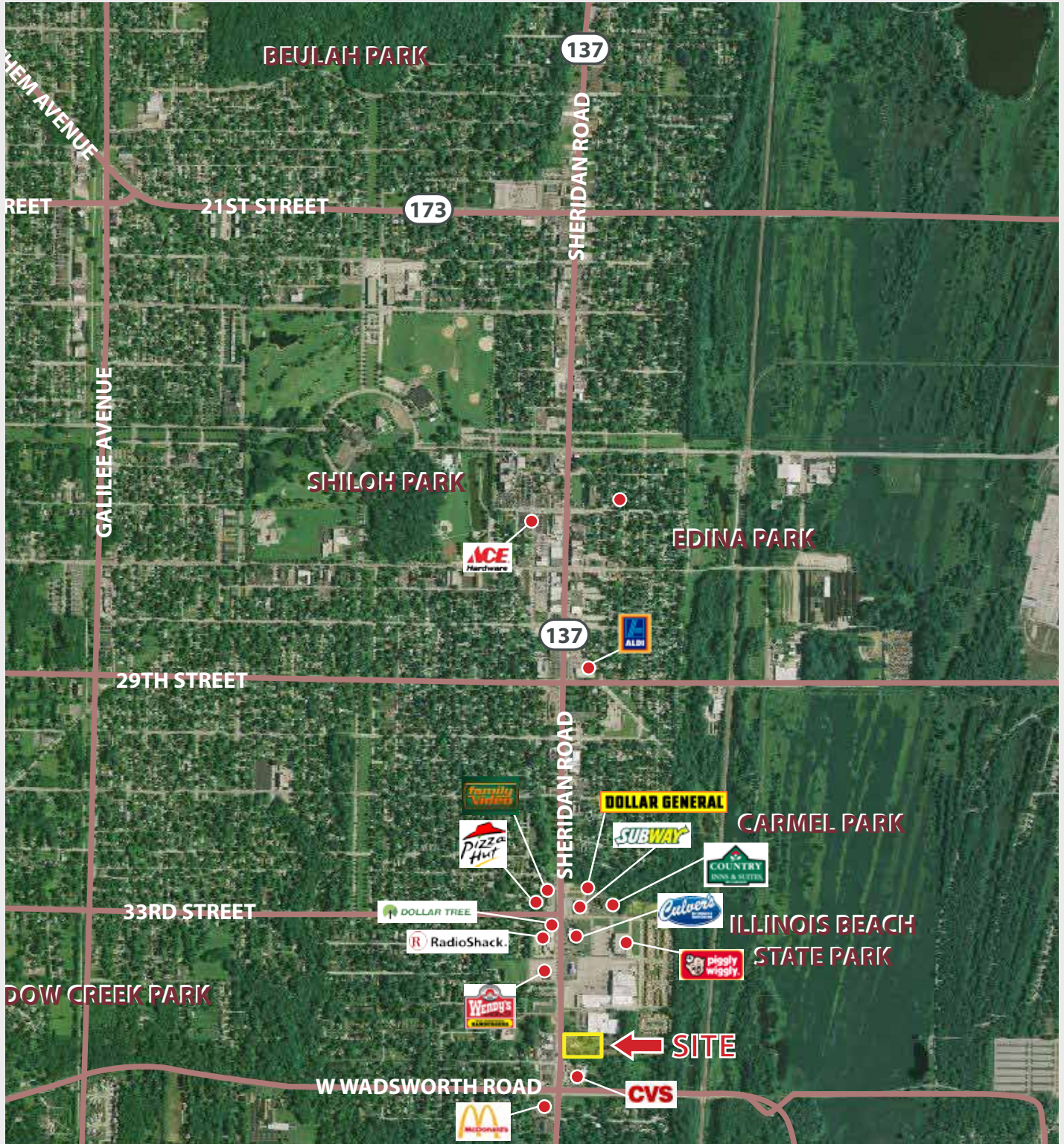
COMMERCIAL REAL ESTATE SERVICES
9450 W Bryn Mawr Avenue, Suite 550
Rosemont, Illinois 60018
Main (773) 355-3000 | Fax (847) 233-0068
www.lee-associates.com

For more information:

A. RICK SCARDINO
Principal - Retail Brokerage
(773) 355-3040 direct
rscardino@lee-associates.com

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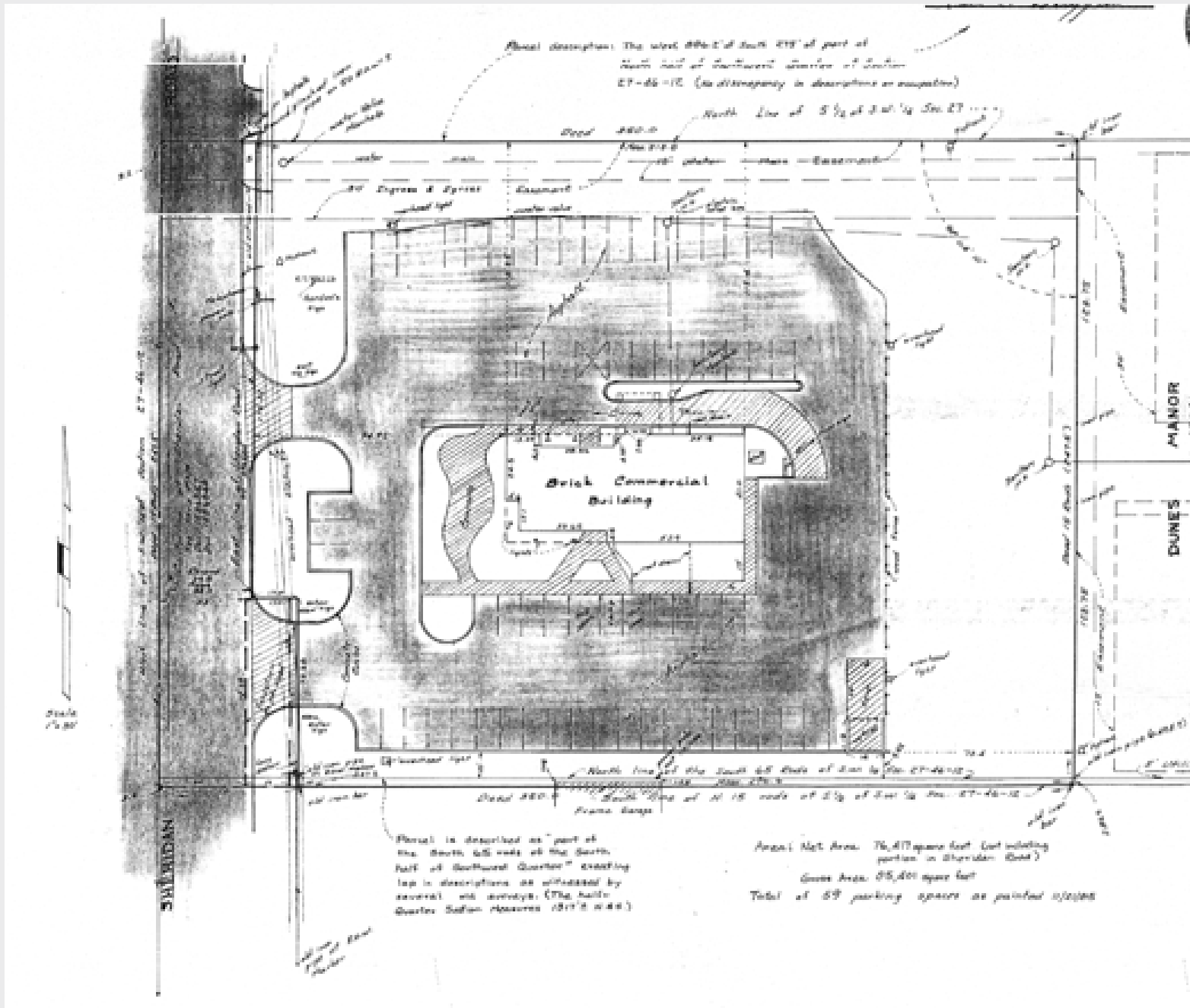
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