

FOR LEASE

6201

Joliet Road

Former Jameson's
Restaurant Available



WELCOME

Welcome to 6201 Joliet Road, Countryside Illinois. This full service restaurant is centrally located in the Western Suburbs of Chicago and is conveniently situated along the heavily trafficked Joliet Road. LaGrange Road is the main North/South thoroughfare connecting several communities and offers easy access to the I-55 Stevenson expressway. Joliet Road also provides access to the I-294 expressway to the West. This retail corridor has a regional draw for much of the surrounding cities and villages with over a million square feet of Retail, restaurants, entertainment venues and car dealerships. **This is a turn-key restaurant opportunity like no other.**



Built out Gaming room included.
Gaming is allowed in Countryside.



Newly renovated Holiday Inn
in Southwest suburbs looking
for a flagship Restaurant to
complement their offerings. Perfect
for a brewery/ winery or live
entertainment.



All FF&E included in the Lease
price, complete with tables, chairs,
kitchen equipment and more...



Newly renovated bar area with
multiple tables and TVs. Perfect to
catch the next big game.



Private party rooms are also
available for parties and banquets.



An abundant amount of parking
with multiple access points.
Customers can access the
restaurant from the Hotel or
directly from the parking lot.



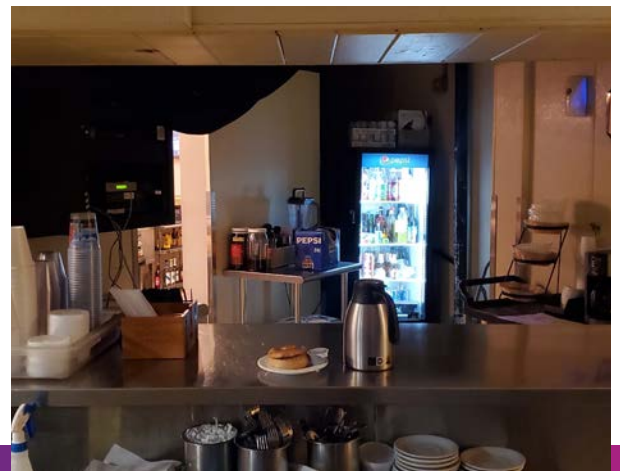
Seating capacity -
215



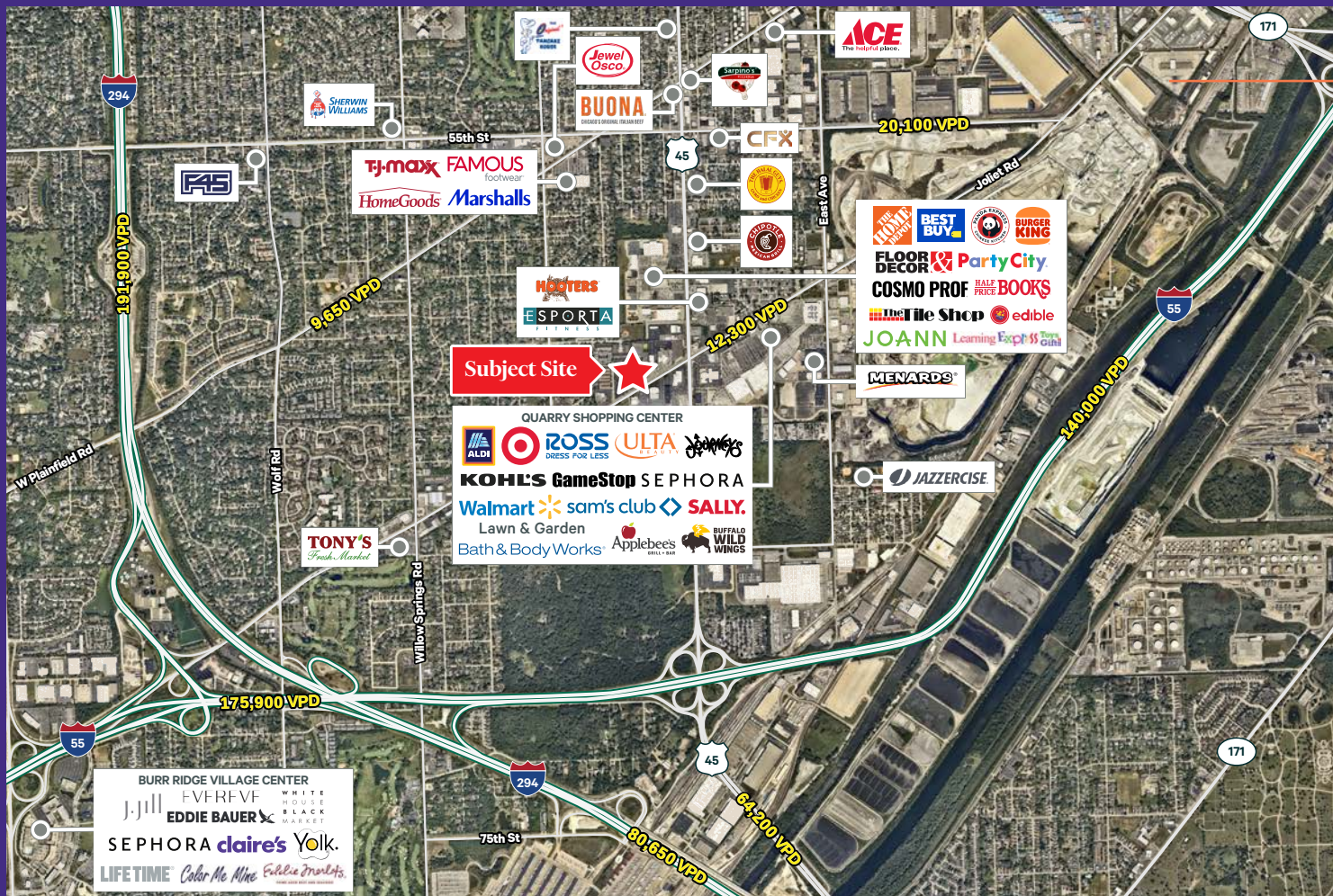
Separate
managers office



Additional square footage in the
basement for storage.



Property Details & Highlights

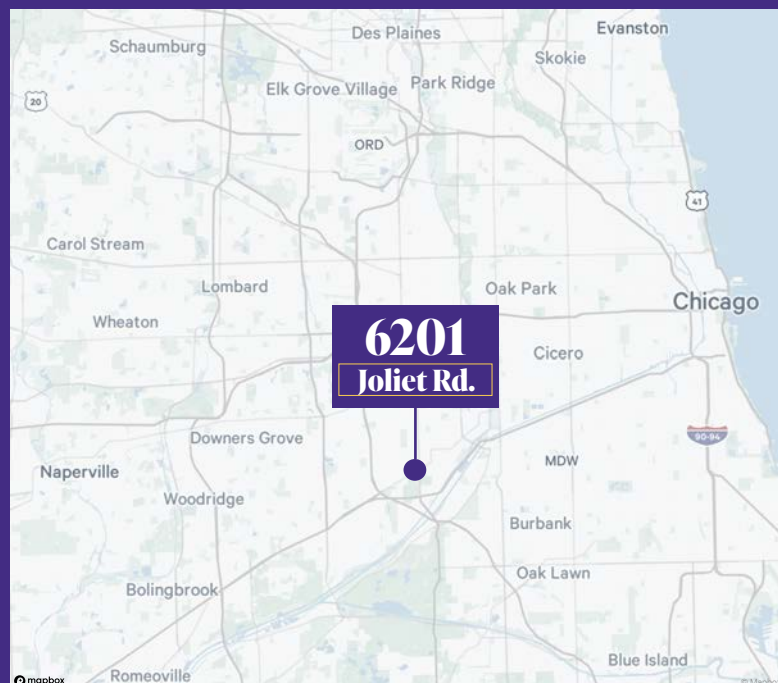


Demographics

	10 Min	20 Min	30 Min
2023 Businesses	5,090	35,512	99,452
2023 Population (Current Year Estimate)	135,915	976,210	3,141,527
2023 Daytime Population	10,995	78,475	251,171
2023 Average Household Income	\$154,640	\$120,219	\$111,214

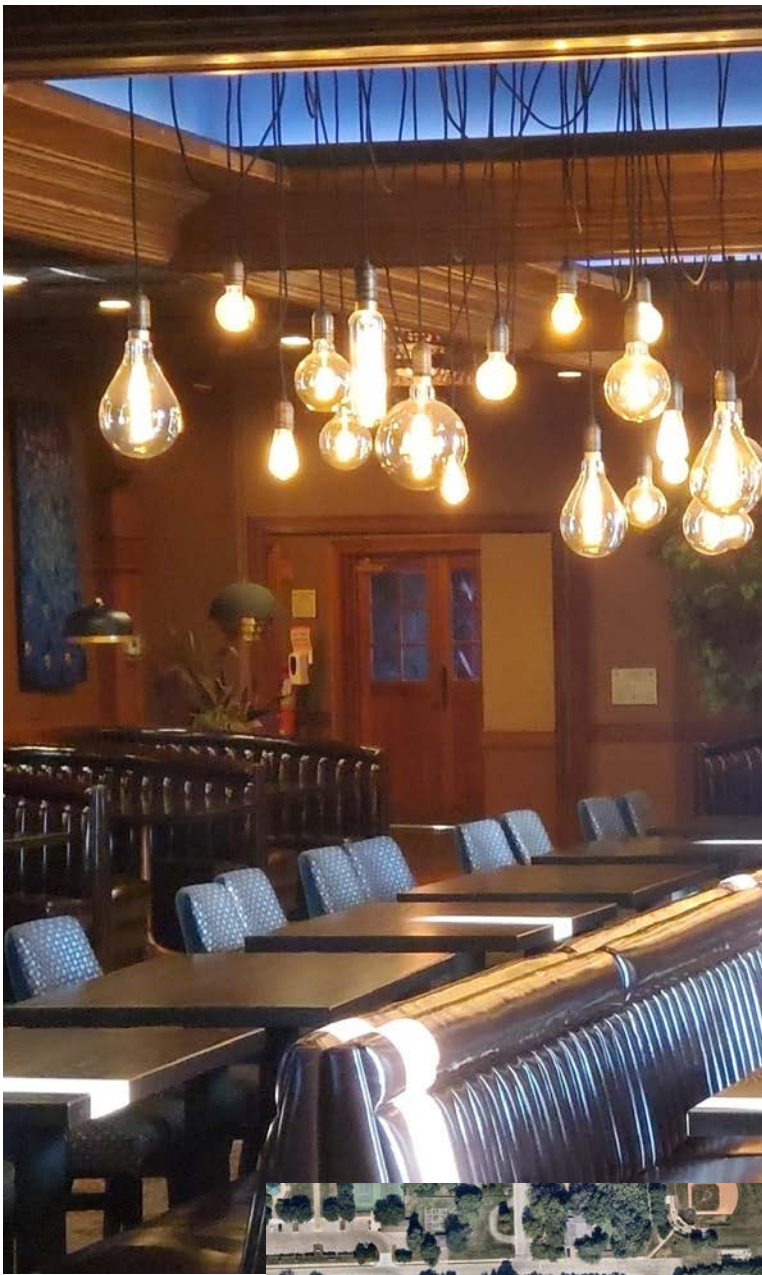
Traffic Count

Street	Vehicles Per Day
S Joliet Rd.	21,400 VPD
LaGrange Rd.	30,600 VPD



Vibrant
Location

Property Summary



Building Size:

Approximately 7,000 SF

Zoning:

B-2 Limited Service

SU-PUD Special Use And Planned Unit Development

2019 Taxes/CAM/Insurance (Estimate):

\$5.00/SF

Signage:

Dedicated Pylon Sign Available on Joliet Road

Excellent location:

Great visibility and easy access to highways

Nearby Businesses within 1 Mile:

Sam's Club, Walmart Supercenter, Target, Menard's, AMC Theaters, Home Depot, Best Buy, Floor & Decor, Multiple car dealerships (Ford, Chevrolet, Volkswagen, Subaru & Mazda)



10 min
 POPULATION: 112,384
 BLUE COLLAR: 310,781
 EMPLOYEES : 60,233

20 min
 POPULATION: 774,689
 BLUE COLLAR: 84,978
 EMPLOYEES : 413,663

30 min
 POPULATION: 2,381,743
 BLUE COLLAR: 268,348
 EMPLOYEES : 1,253,029



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