



CLOSED HARDEE'S RESTAURANT

FOR SALE

1150 State St | **Lemont, IL 60439**



Former Wendy's Drive-thru Fast Food Restaurant on a highly visible out parcel of the **Lemont Plaza**, a vibrant 116,887 sf grocery store anchored neighborhood shopping center located at the high traffic intersection of State Street (Lemont Road) and 127th, in one of the fastest growing communities in Chicago's Southwest suburbs.

Anchored by quality retailers such as Chipain's Fresh Market, Ace Hardware, Goodwill, Dollar Tree, Total Fitness, Subway, Dunkin Donuts and adjacent McDonalds.

Lemont Plaza is the premier local shopping destination for the town with upper middle income shoppers.

TYPE:	Retail Fast Food
CENTER:	Lemont Plaza (Out-lot)
BLD SF:	3,960 SF
LAND AREA:	0.80 ac
PARKING:	18 Surface Spaces
FRONTAGE:	234' State St / 190' Wend St
DRIVE-THRU:	1
BUILT:	2000
TAXES:	\$47,975 (2014-Cook County)
SALES PRICE:	\$1.1M

FOR MORE DETAILS CONTACT:

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Direct 630.344.9355

967 W. 75th Street
Naperville, IL 60565



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Lemont Plaza



Demographics

2015	1 mile	3 miles	5 miles
Population	8,640	26,302	96,497
Households	3,016	9,316	32,602
Average HH Income	\$108,412	\$109,102	\$94,151

GLA

116,867

Average daily car count

25,000+ per day

Key Retailers

- Chipain's Fresh Market
- ACE Hardware
- Goodwill
- Dollar Tree
- Total Fitness
- Subway
- Dunkin' Donuts



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