

# 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 ( <a href="http://www.illinoisbeachstatepark.org">www.illinoisbeachstatepark.org</a> ), 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](http://www.lee-associates.com)

For more information:

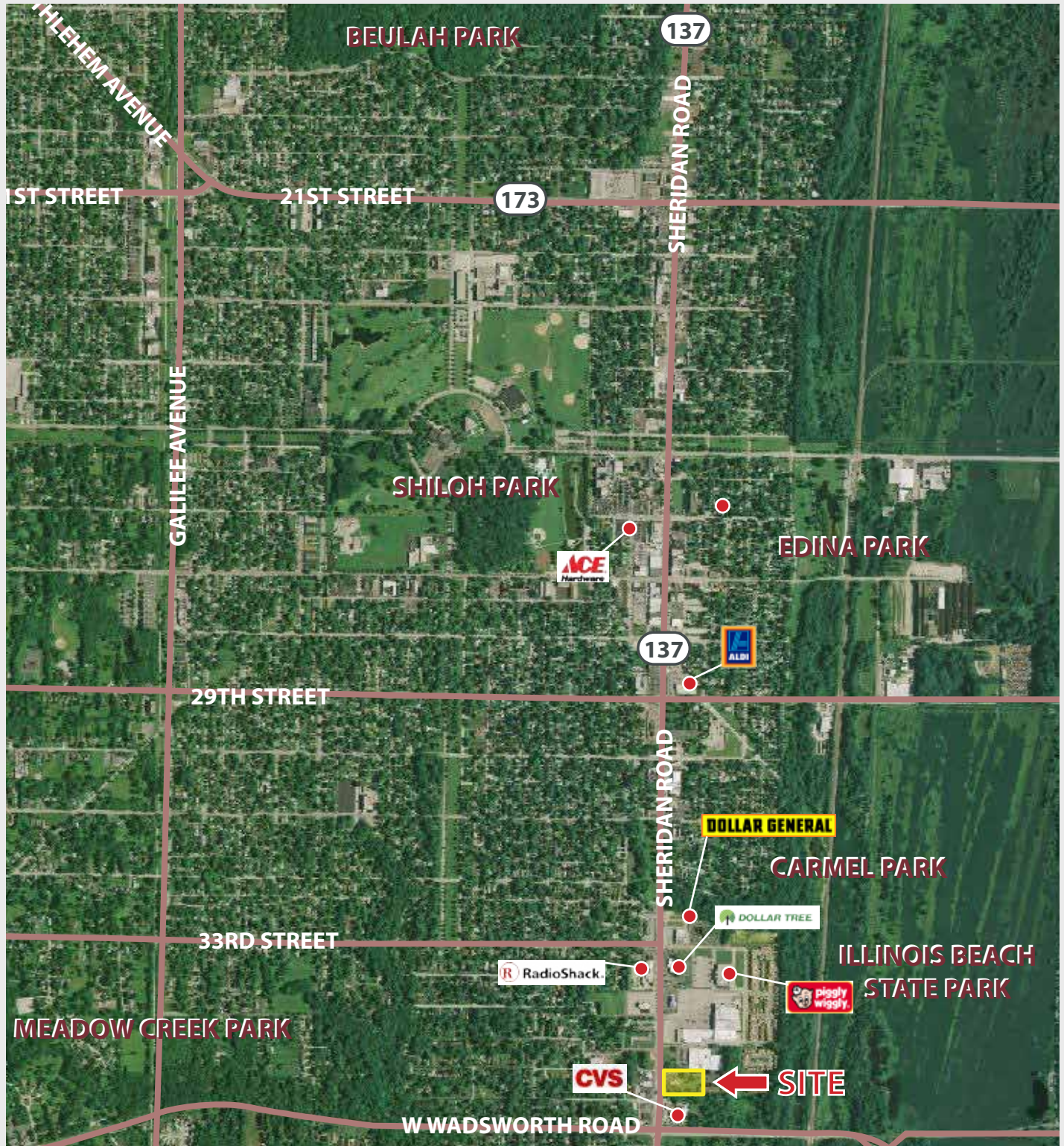
**A. RICK SCARDINO**

Principal - Retail Brokerage  
(773) 355-3040 direct

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