



MoHall Commercial
& Urban Development



1436 W 127TH ST
CALUMET PARK, IL 60827

OFFER MEMORANDUM



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Executive Summary



MoHall Commercial Presents: Prime Restaurant Space at 1436 W 127th St, Calumet Park, IL 60827

Discover the perfect opportunity to launch or expand your culinary business in the heart of Calumet Park with this premium restaurant space. Located at 1436 W 127th St, this property is strategically positioned to attract a steady stream of customers, thanks to its high visibility, bustling foot traffic, and proximity to major transportation hubs.

Property Address:

1436 W 127th St, Calumet Park, IL 60827

Property Type:

3-Star Retail Restaurant

Price: \$225,000

Building Specifications:

Year Built: 1980

Gross Leasable Area (GLA): 2,443 SF

Stories: 1

Construction: Masonry

Zoning: Commercial

Parcel Size: 0.25 Acres

Frontage: 62' on West 127th Street

Traffic Volume

- W 127th St & Laflin St W: 20,985 (2015)
- W 127th St & I-57 NE: 104,780 (2022)

Utilities:

Water/Sewer: Municipal

Electricity: ComEd

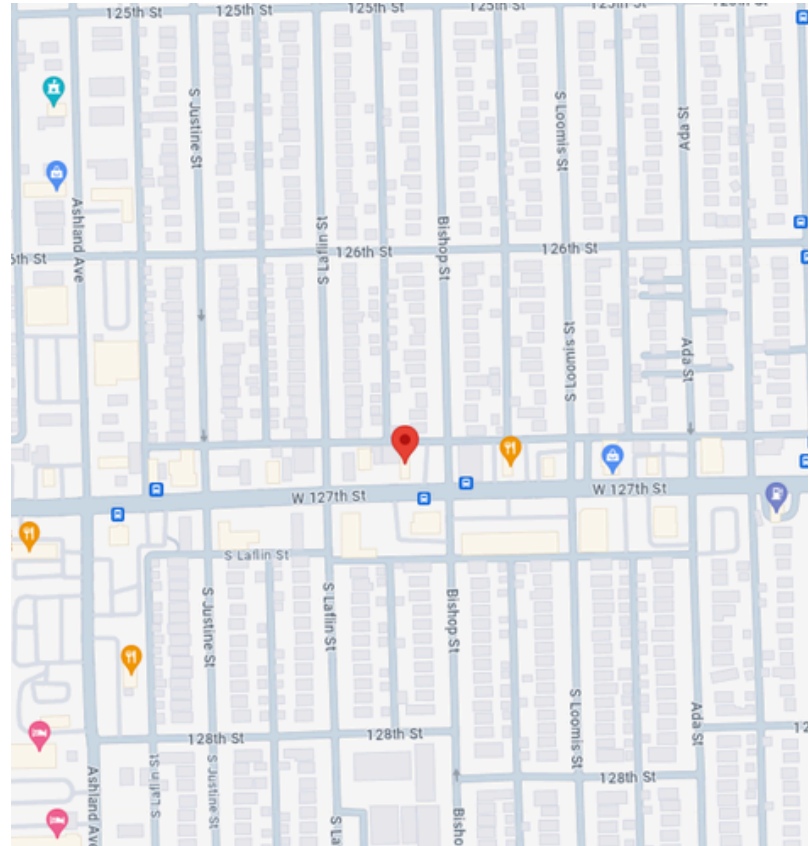
Gas: Nicor Gas

HVAC: Central Heating and Cooling



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Property Overview



Investment Highlights

- **Prime Location:** Situated on the vibrant 127th Street corridor, this property boasts a 62' frontage that commands attention from the 20,985 vehicles passing daily. The area is known for its dense commercial activity, surrounded by popular eateries such as Dunkin', Burger King, Wendy's, and McDonald's, creating a competitive yet synergistic environment for restaurant owners.
- **Established Restaurant Infrastructure:** The property, previously home to Maxwell Street Grill, is equipped with existing hood exhaust systems, allowing for a smoother and cost-effective transition for new restaurant operators. The space is designed to accommodate a variety of dining concepts, from fast-casual to sit-down dining, with the flexibility to tailor the interior to your brand's unique style.
- **Spacious Layout:** The building offers 2,443 square feet of gross leasable area, all on a single story, providing an open and inviting atmosphere for diners. The masonry construction ensures durability, while the ample parking—18 surface spaces with a 7.37/1,000 SF parking ratio—caters to the convenience of your customers.
- **Excellent Accessibility:** Located just a minute's drive from the Ashland Avenue Station (Metra Electric Line - Northeast) and within a 24-minute drive to Chicago Midway International Airport, the property is easily accessible by both public transit and car, making it a convenient dining destination for locals and visitors alike.
- **Walkability and Surrounding Amenities:** With a Walk Score® of 71, this location is considered "Very Walkable," meaning most errands can be accomplished on foot.
- Nearby retail options, such as ALDI, Jewel-Osco, and various local shops, contribute to a steady flow of foot traffic, essential for restaurant success.



Property Overview

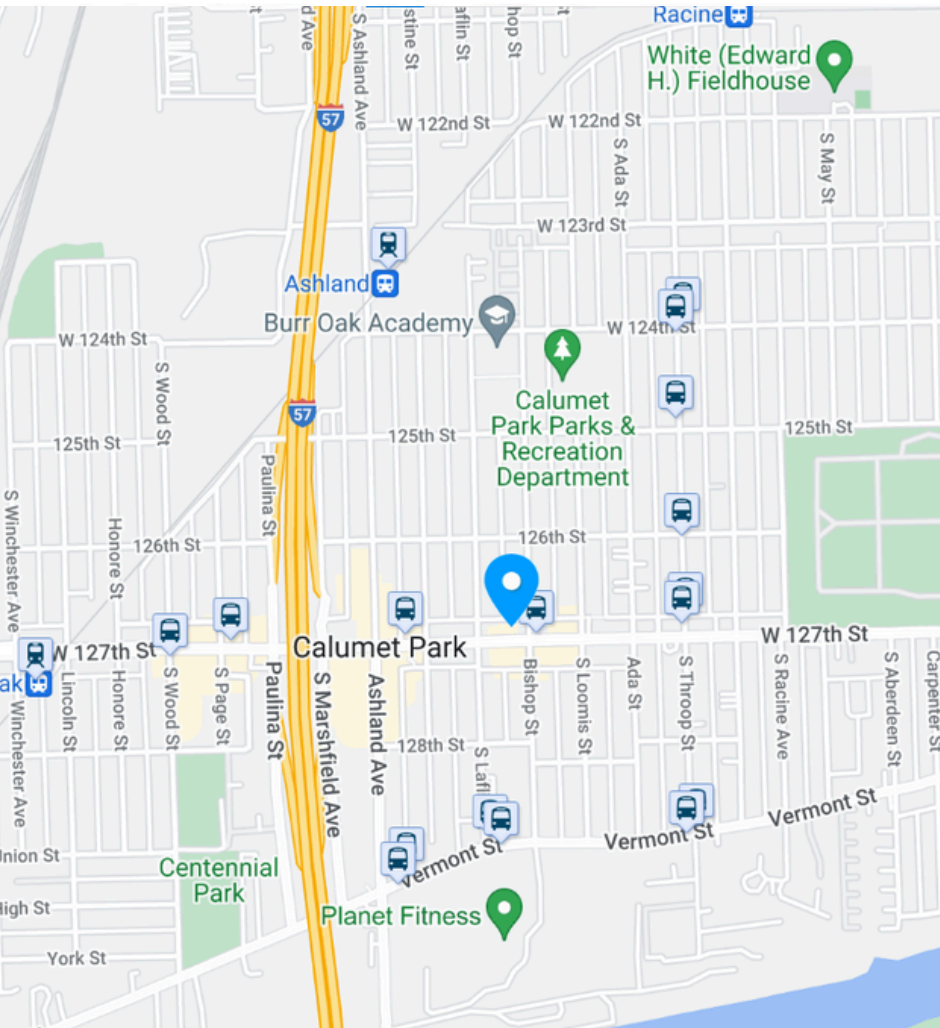


PIN Numbers:

25-29-323-065-0000

25-29-323-064-0000

Location Summary



Location Highlights

Traffic Volume:

W 127th St & Laflin St W: 20,985 (2015)

W 127th St & I-57 NE: 104,780 (2022)

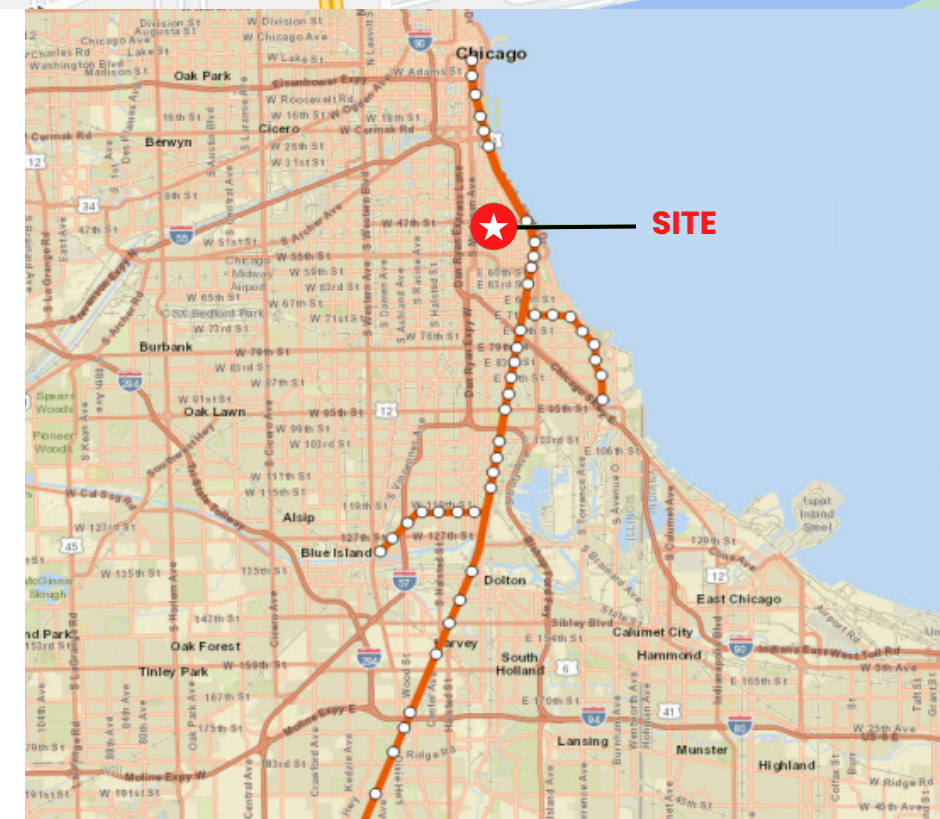
Transportation:

Public Transit: 1-minute drive to Ashland Avenue Station (Metra Electric Line - Northeast)

Commuter Rail: 1-minute drive to Ashland Avenue Station (Metra Electric Line Northeast)

Airport: 24-minute drive to Chicago Midway International Airport

Walk Score®: Very Walkable (70)



Market Overview

Calumet Park is a thriving community within the Chicago metropolitan area, characterized by its robust commercial activity and diverse demographic. The 127th Street corridor is particularly dynamic, drawing a mix of local residents and commuters, making it an ideal location for a restaurant looking to tap into a broad customer base. The surrounding businesses provide a strong draw to the area, enhancing the appeal of your restaurant to a diverse crowd seeking various dining options.

Investment Potential

This property represents a unique opportunity for restaurateurs to establish a presence in a bustling area with strong market fundamentals. The combination of existing restaurant infrastructure, strategic location, and robust customer base offers a promising potential for growth and success.



Mohall Commercial



MoHall Commercial & U r b a n D e v e l o p m e n t

Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.