

# STORE FOR LEASE

## GREAT EXPOSURE



### PROPERTY FEATURES:

- \* *Approx. 2,250 sq. ft.*
- \* *Ample Parking*
- \* *Additional Space Avail.*
- \* *Join Many Successful Businesses*
- \* *Range Hood, Walk-in Freezer, Refrigerator*
- \* *Across from Police & Fire Stations*
- \* *Motivated Landlord*

### DIRECTIONS:

*From Main St. (State Route 83) & Orchard, West on Orchard to strip mall on left with Post Office and Dunkin Donuts.*



**430 Orchard St.  
Antioch, IL 60002**

*Asking*  
**\$9 PSF/Year**

Former Pizza Hut ready for your new restaurant concept. Rent includes existing range hood, walk in freezer and refrigerator. Private dining room (approx. 40 sit down) and potential outdoor seating. Front entrance on Orchard and rear entrance faces Lovin Oven. Join Dunkin Donuts, USPS, Orchard Cleaners and Head to Toes Salon. Across from Antioch Fire and police departments. Short walk to downtown and band shell. New Park at Main and Ida coming soon. Possible new business incentives from the Village of Antioch. Long time Landlords are motivated to fill space. Vacant and available immediately. Also available is additional 4,250 sf. Easy to show. Short term notice OK.



**Robert E. Frank, GRI**  
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*All information is  
Not Guaranteed*



**Retail/Stores**      MLS #: **11804874**      List Price:

Status: **ACTV**      List Date: **06/08/2023**      Orig List Price:

Area: **2**      List Dt Rec: **06/09/2023**      Sold Price:

Address: **430 Orchard St , Antioch, IL 60002**

Directions: **From Main St. (State Route 83) & Orchard, West on Orchard to strip mall on left with Post Office and Dunkin Donuts.**

Lst. Mkt. Time: **83**      Rented Price:

Closed Date:      Contract:      Lease Price SF/Y: **\$9**

Off Mkt Date:      Concessions:      Mthly. Rnt. Price:

Township: **Antioch**      Unincorporated: **No**      CTGF:

Subdivision:      County: **Lake**

Zoning Type: **Commercial**      Year Built: **1998**      PIN #:

Actual Zoning: **TC**      Relist:      Multiple PINs:

Subtype: **Restaurant, Strip Center**      List Price Per SF: **\$0**      Min Rentbl. SF: **2250**

Sold Price Per SF: **\$0**      Max Rentbl. SF: **6375**

Lot Dimensions: **66 X 255 X 66 X 270**      Lot Size Source: **County Records**

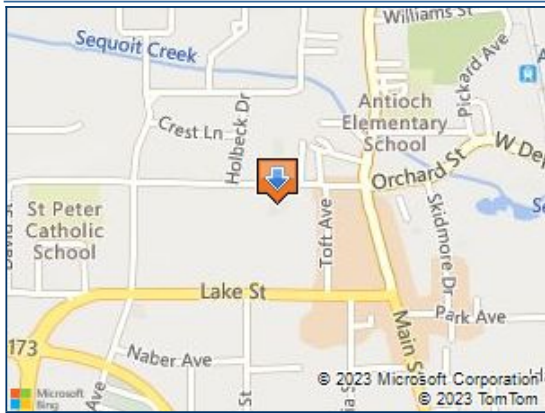
Apx. Tot. Bldg SF:      # Stories: **1**      # Units: **7**

Land Sq Ft: **14374**      Gross Rentbl. Area:      Unit SF:

Net Rentable Area:      # Tenants: **7**      Lease Type: **Net**

Buyer Ag. Comp.: **4% GROSS 1ST YEAR & 2% GROSS EACH YEAR THEREAFTER - \$100 (GL)**      Estimated Cam/Sf: **\$1.80**      Est Tax per SF/Y: **\$2.70**

Mobility Score: **-**



Remarks: **Former Pizza Hut ready for your new restaurant concept. Rent includes existing range hood, walk in freezer and refrigerator. Private dining room (approx. 40 sit down) and potential outdoor seating. Front entrance on Orchard and rear entrance faces Lovin Oven. Join Dunkin Donuts, USPS, Orchard Cleaners and Head to Toes Salon. Across from Antioch Fire and police departments. Short walk to downtown and band shell. New Park at Main and Ida coming soon. Possible new business incentives from the Village of Antioch. Long time Landlords are motivated to fill space. Vacant and available immediately. Also available is additional 4,250 sf. Landlord estimates NET cost at under \$5 per sf. Easy to show. Short term notice OK.**

Frontage Acc: **City Street**

Current Use: **Commercial, Office and Research, Convenience Store, Daycare, Restaurant/bar, Laundromat, Medical/Dental, Office/General, Office, Personal Service, Professional Service, Restaurant, Service**

Known Encumbrances:

Location: **Central Business District, In City Limits**

# Drive in Doors: **0**

# Trailer Docks: **0**

Ceiling Height: **9**

Gas Supplier: <span class="value" \$addtruncate>Nicor Gas

Electric Supplier: <span class="value" \$addtruncate>Commonwealth Edison

Construction: **Brick, Wood Frame**

Exterior: **Brick, Stucco**

Foundation: **Slab**

Roof Structure: **Flat**

Roof Coverings: **Membrane**

Docks:

Misc. Outside:

# Parking Spaces: **10**

Indoor Parking:

Outdoor Parking: **6-12 Spaces**

Parking Ratio:

Extra Storage Space Available:

Misc. Inside: **Air Conditioning, Private Restroom(s)**

Floor Finish: **Varies**

Air Conditioning: **Central Air**

Electricity: **101-200 Amps**

Heat/Ventilation: **Forced Air, Gas, Individual Furnaces**

Fire Protection: **Ansul System, Fire Extinguisher/s, Hydrants On Site**

Water Drainage: **Storm Sewers**

Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**

Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Scavenger, Water/Sewer, Varies by Tenant, All Utilities, Trash Collection**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts, Backup Package**

Sale Terms:

Possession: **Negotiable**

Financial Information

Gross Rental Income:

Annual Net Operating Income: **\$0**

Real Estate Taxes: **\$5,688**

Tax Year: **2022**

Special Assessments: **No**

Fuel Expense (\$/src): **/**

Trash Expense (\$/src): **/**

Operating Expense Includes:

Individual Spaces (Y/N):

Total Income/Month:

Net Operating Income Year:

Total Annual Expenses:

Expense Source:

Frequency: **Not Applicable**

Electricity Expense (\$/src): **/**

Insurance Expense (\$/src): **/**

Total Building (Y/N):

Total Income/Annual:

Cap Rate:

Expense Year:

Loss Factor:

Water Expense (\$/src): **/**

Other Expense (\$/src): **/**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**

List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**

# STORE FOR LEASE

## AREA BUSINESSES



Robert E. Frank, GRI  
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[www.RobertEFrankRealEstate.com](http://www.RobertEFrankRealEstate.com)



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