



8101 W. HIGGINS

O'HARE/ROSEMONT
SUBMARKET

CHICAGO

2nd GENERATION
RESTAURANT

2ND GENERATION RESTAURANT SPACE AVAILABLE

8101 W. HIGGINS

Chicago, IL

SITE
SUMMARY

SPACE AVAILABLE

Ground Level 7,200 SF

INTRODUCTION

- 2nd generation restaurant offering at the base of Springhill Suites Chicago O'Hare
- Available January 1, 2024

KEY FACTS

- Excellent visibility from I-90; 163MM
- Springhill Suites Chicago O'Hare is 10-stories, 225 keys
- Conference center catering / room service opportunities

AREA TENANTS

Mariano's, LA Fitness, Walgreen's

POPULATION DENSITY	4,958	1/2 Mile
	25,258	1 Mile
	80,543	2 Mile
DAYTIME EMPLOYMENT	4,580	1/2 Mile
	19,969	1 Mile
	70,735	2 Mile
AVERAGE HH INCOME	\$126,369	1/2 Mile
	\$103,261	1 Mile
	\$111,522	2 Mile

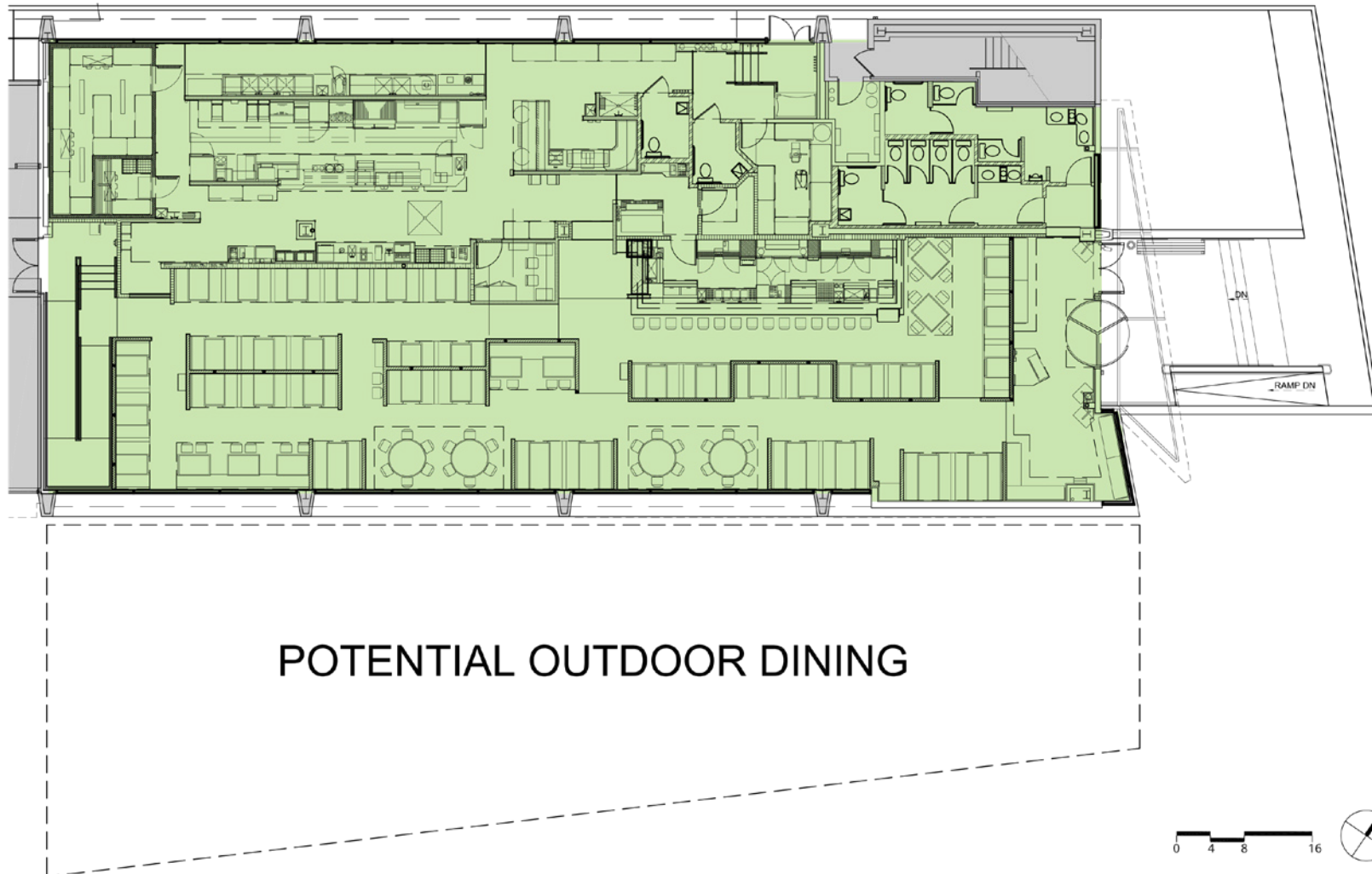


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SITE
PLAN



GROUND LEVEL

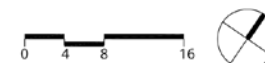
7,200 SF

SEAT COUNT

<i>Restaurant</i>	196 Seats
<i>Bar</i>	15 Seats
<i>Total</i>	211 Seats

CEILING HEIGHT

± 13'-4"



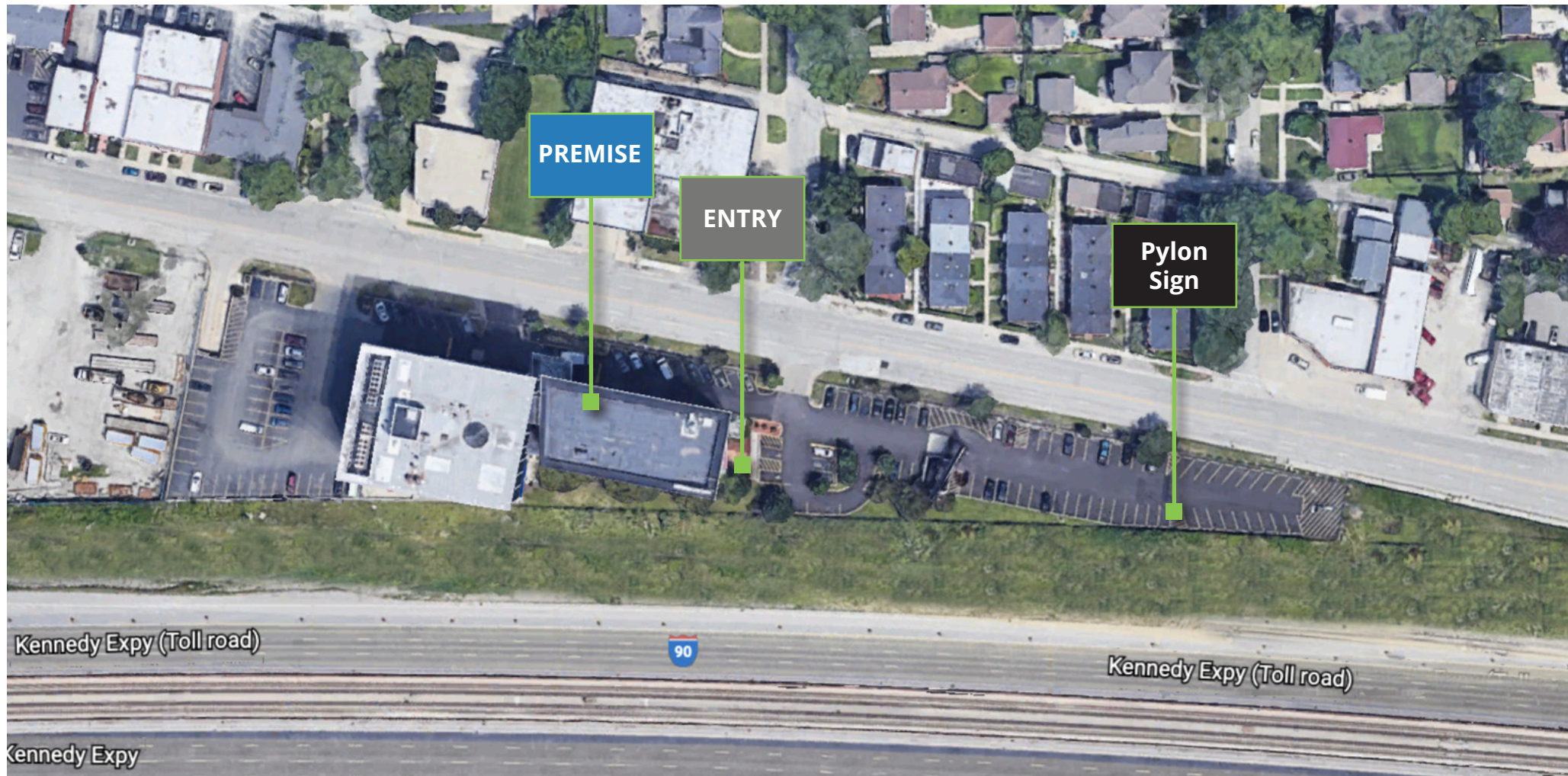
Note: Subject premises is unshaded

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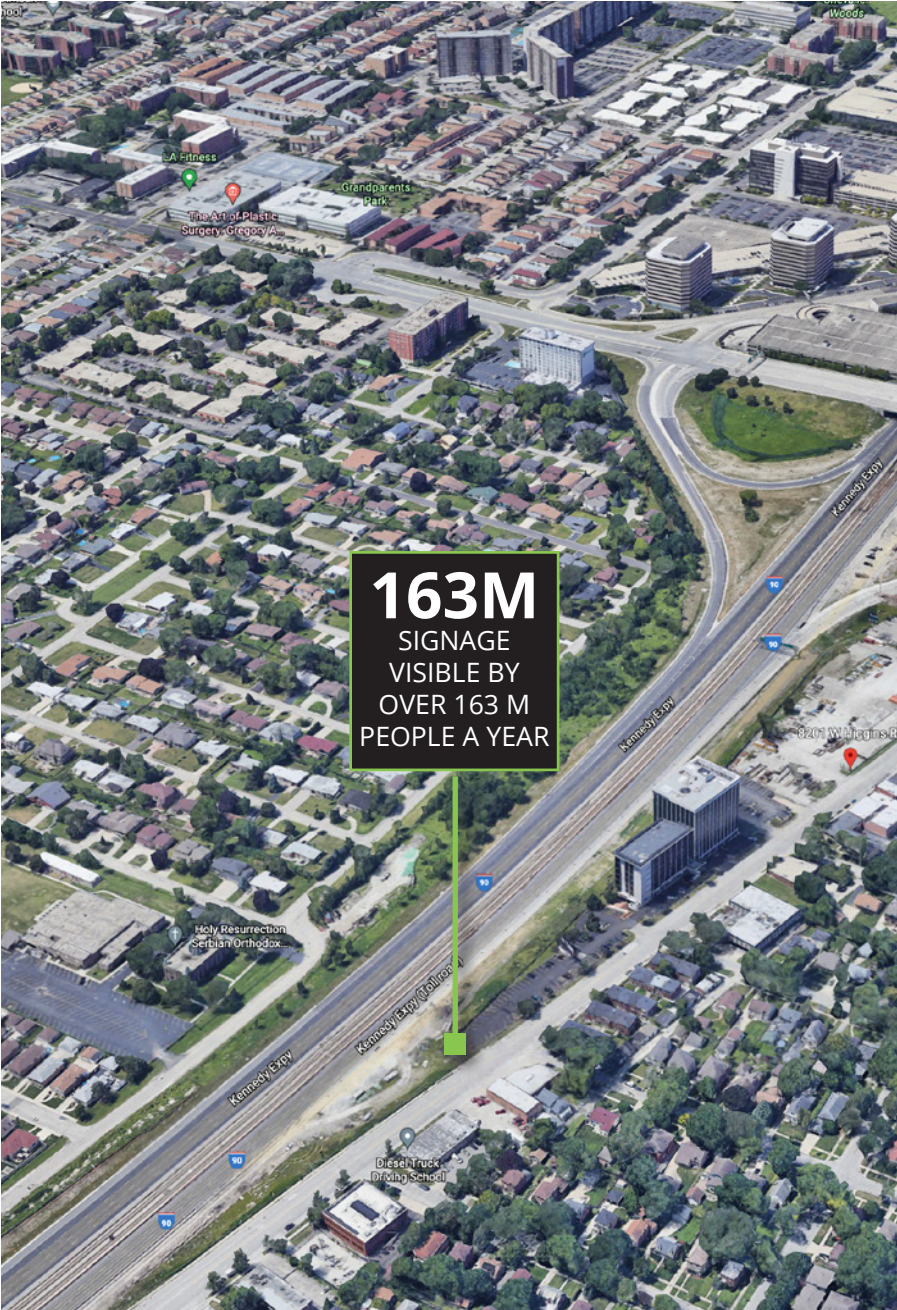
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SIGNAGE



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LOCATION

Located in the O'Hare submarket, 8101 W. Higgins benefits from exceptional visibility along I-90, the primary arterial highway with direct access to 260,000+ views per day via car and public transit, serving O'Hare International Airport.

1.6M O'Hare Primary Labor Pool

14.5 Miles to Downtown Chicago

2 miles to Rivers Casino; **3,000,000+** visitors per year

2 miles to Edison Park Metra stop, serviced by PACE

SpringHill Suites by Marriott **adjacent**

24,400 ADT on Higgins Road &
214,000 ADT via I-90

55,000+ CTA Blue Line riders pass by per day

Visible by **163,569,000** people per year

200,000 airline passengers pass over on take off and/or landing per day

Transit and driver-friendly location
(Cumberland L stop – half mile away, only four way interchange in the O'Hare submarket – quarter mile away)

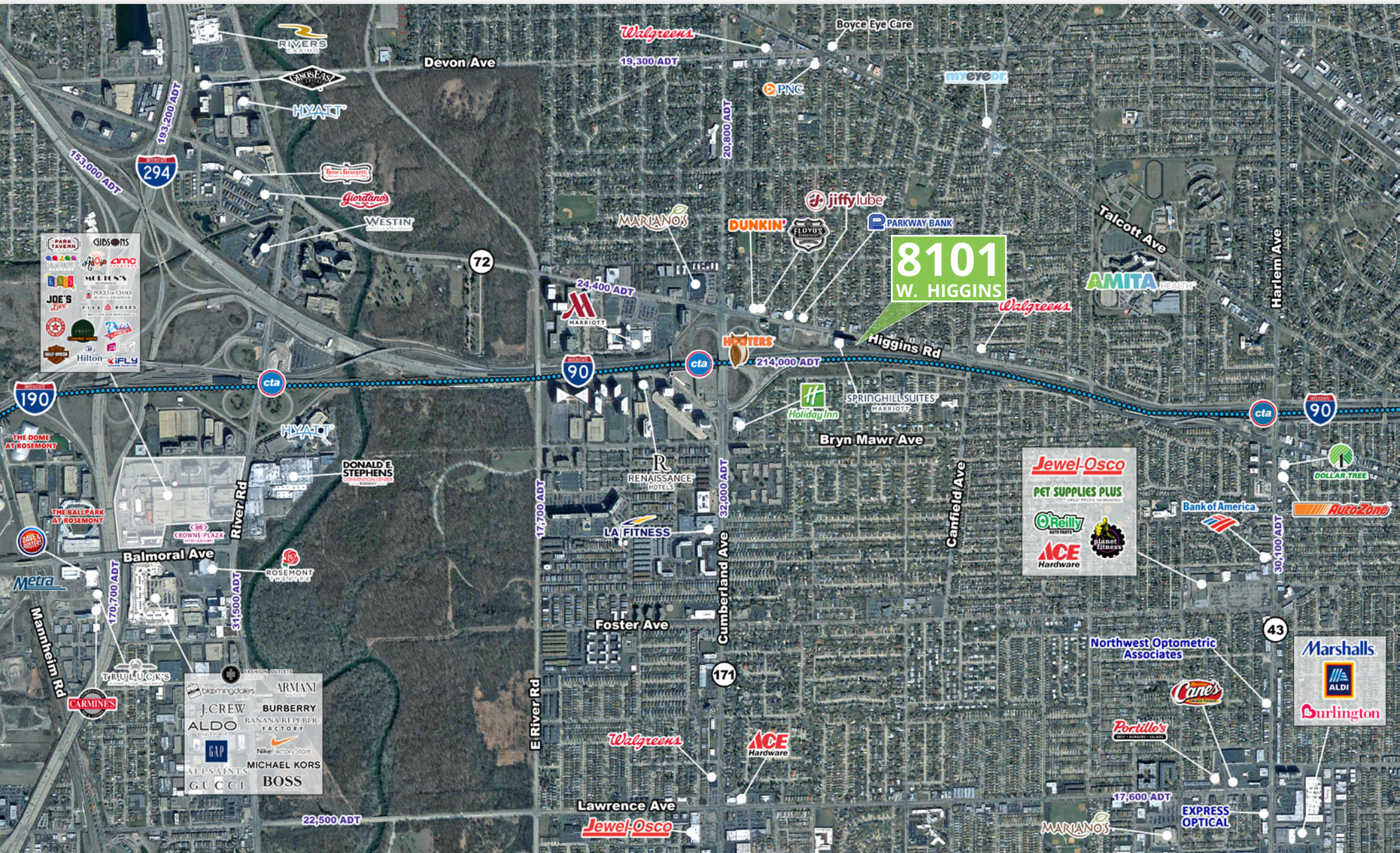


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LOCATION



**FOR MORE
INFORMATION,
CONTACT**

Anthony Campagni
ac@arcgrp.com
847.651.8669

Elan Rasansky
elan@arcgrp.com
414.380.1555

700 COMMERCE DRIVE, SUITE 110, OAK BROOK, IL 60523 | WWW.ARCGRP.COM
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