

SUBLEASE OPPORTUNITY

127 MCHENRY ROAD

NEC McHenry Road/Rt 83 and Lake Cook Road | Buffalo Grove, Illinois 60089



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SPACE AVAILABLE

1,060 SF

PROPERTY HIGHLIGHTS

- Second-generation food service space available for sublease
- Well-suited for a bakery, coffee shop, café, or specialty food concept
- Existing restaurant infrastructure in place, including walk-in freezer, grease trap, and related improvements
- Opportunity to significantly reduce upfront build-out costs
- Positioned along McHenry Road, a primary retail corridor with strong traffic counts and visibility
- Surrounded by established retail and dense residential neighborhoods
- Ample on-site parking and convenient access for customers and staff
- Ideal for operators seeking a streamlined path to opening

JOIN THESE TENANTS AT THE GROVE



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	17,176	108,984	231,842
Average HH Income	\$133,110	\$148,899	\$154,871
Daytime Population	13,330	104,708	235,542



