

FOR SALE OR LEASE

# 2<sup>ND</sup> GEN RESTAURANT | DRIVE-THRU OPPORTUNITY

1967 Glacier Park Avenue | Naperville, Illinois 60540



FOR SALE OR LEASE

# 2<sup>ND</sup> GEN RESTAURANT | DRIVE-THRU OPPORTUNITY

1967 Glacier Park Avenue | Naperville, Illinois 60540



## FREE STANDING BUILDING AVAILABLE

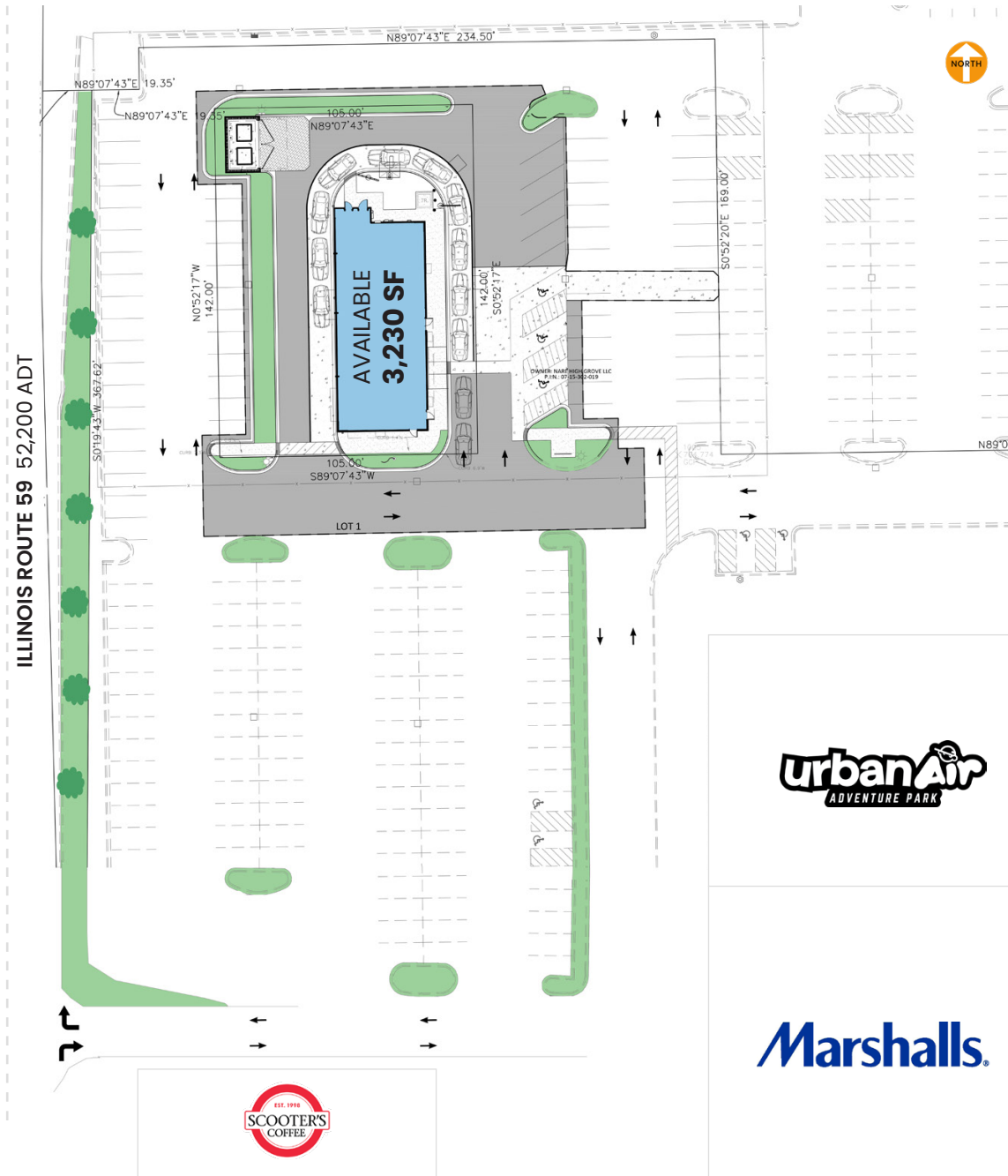
3,230 SF - with drive-thru / 0.88 AC Lot

## SITE SUMMARY

- Former Freddy's Frozen Custard & Steakburgers with existing FF&E and drive-thru
- Co-Tenancy with Marshalls, Urban Air, Scooters
- Premier pad location within High Grove Plaza, adjacent to Super Target
- Efficient footprint ideal for QSR or fast-casual conversion
- Prominent position along Route 59 (52,200 ADT)
- Excellent visibility to Route 59 traffic Multiple convenient access points and strong traffic flow through the center

## DEMOGRAPHICS

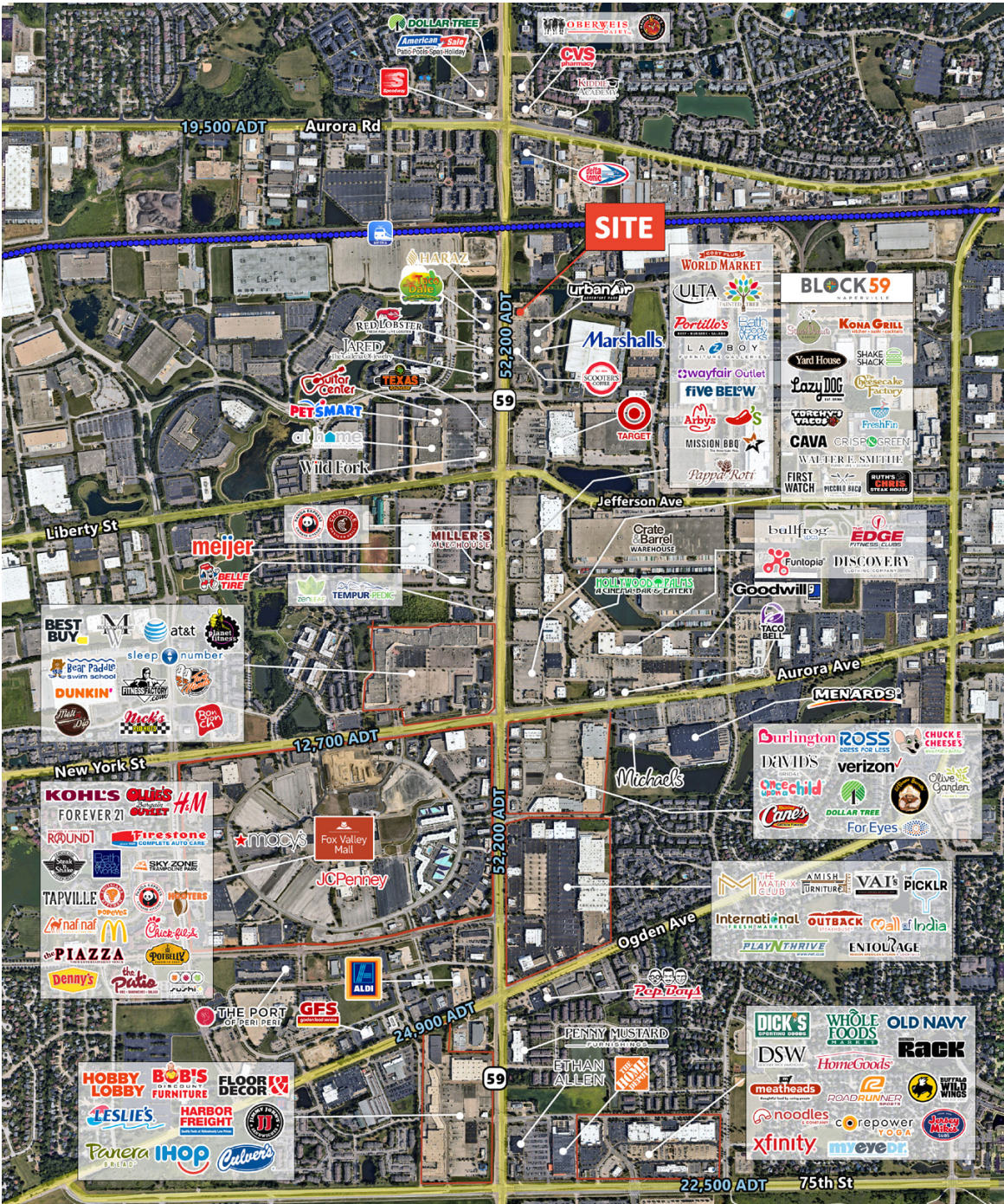
	1 Mile	3 Miles	5 Miles
Total Population	9,157	82,654	230,168
Average HH Income	\$134,078	\$157,476	\$158,785
Daytime Population	14,647	111,539	253,716



FOR SALE OR LEASE

# 2<sup>ND</sup> GEN RESTAURANT | DRIVE-THRU OPPORTUNITY

1967 Glacier Park Avenue | Naperville, Illinois 60540



FOR MORE INFORMATION, CONTACT

**ANDY ROBBINS**

[arobbins@arcgrp.com](mailto:arobbins@arcgrp.com)  
630.908.5707

**LAUREN SZYMELL**

[lszymell@arcgrp.com](mailto:lszymell@arcgrp.com)  
630.908.5703

**SOPHIA MAZIS**

[smazis@arcgrp.com](mailto:smazis@arcgrp.com)  
630.908.5691



© ARC REAL ESTATE 2025 / The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.