

2ND GEN RESTAURANT | DRIVE-THRU OPPORTUNITY

80 W. 63rd Street

Westmont, Illinois 60559



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FREE STANDING BUILDING AVAILABLE

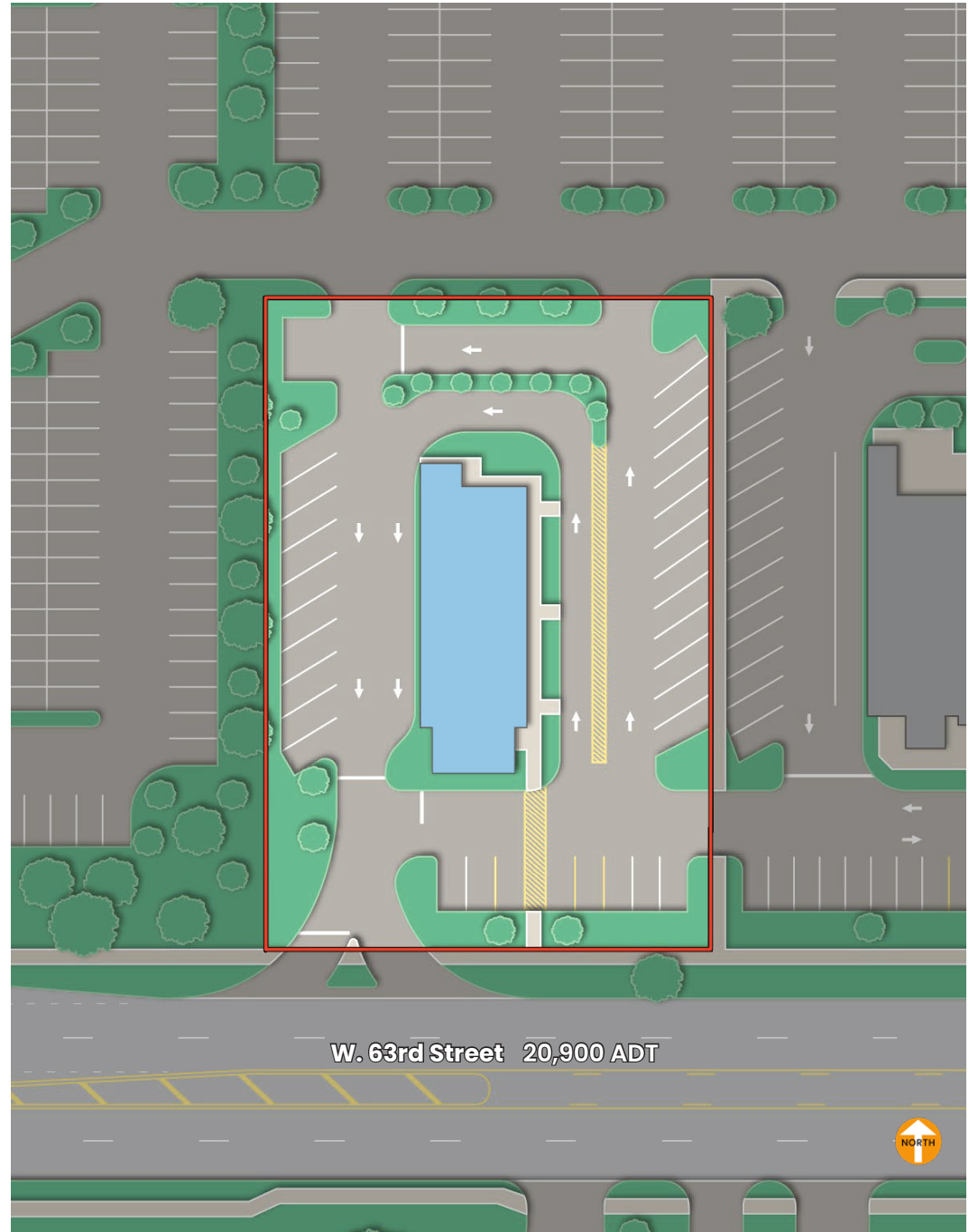
3,326 SF — with drive-thru / 0.85 AC Lot

SITE SUMMARY

- Former Freddy's Frozen Custard & Steakburgers with existing FF&E and drive-thru
- Freestanding pad site with ample on-site parking
- Efficient footprint ideal for QSR or fast-casual conversion
- Excellent visibility and multiple convenient access points
- Strong retail trade area along W. 63rd Street corridor
- Located in Westmont, IL — DuPage County / Chicago Metro

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	16,003	113,630	225,757
Average HH Income	\$132,587	\$170,869	\$177,350
Daytime Population	11,510	104,155	255,655



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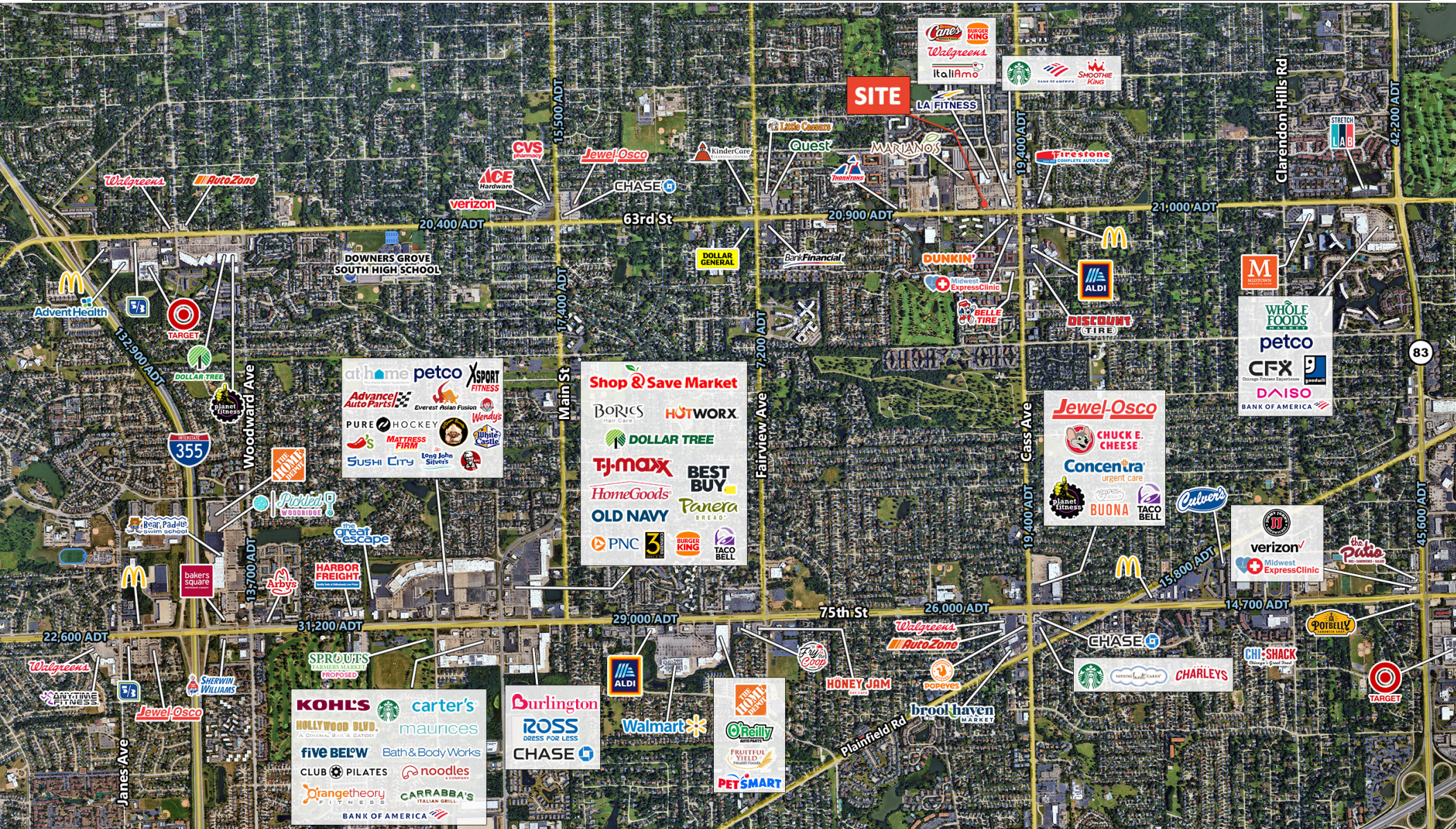
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FOR MORE
INFORMATION,
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