



**FRIEDMAN
PROPERTIES**

PRESENTS

**8101 W. HIGGINS, CHICAGO
BY O'HARE**

SUPERIOR VISIBILITY | I-90 KENNEDY EXPRESSWAY FRONTAGE WITH PYLON SIGN

O'HARE/ROSEMONT SUBMARKET

LOCATED AT BASE OF 225 KEY SPRINGHILL SUITES CHICAGO O'HARE

2ND GENERATION RESTAURANT OFFERING FOR JULY 1, 2024 TURNOVER

CONTACT BRIAN CHERNETT | 312.644.1100

8101 W HIGGINS

- Available for 7/1/2024
- 7,200 SF, 2nd generation restaurant space located in the base of the Springhill Suites Chicago, O'Hare hotel
- Excellent visibility from I-90
- 163MM
- Springhill Suites Chicago O'Hare is 10-stories, 225 keys
- Conference center catering / room service opportunities





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FLOORPLAN - 7,200 RSF

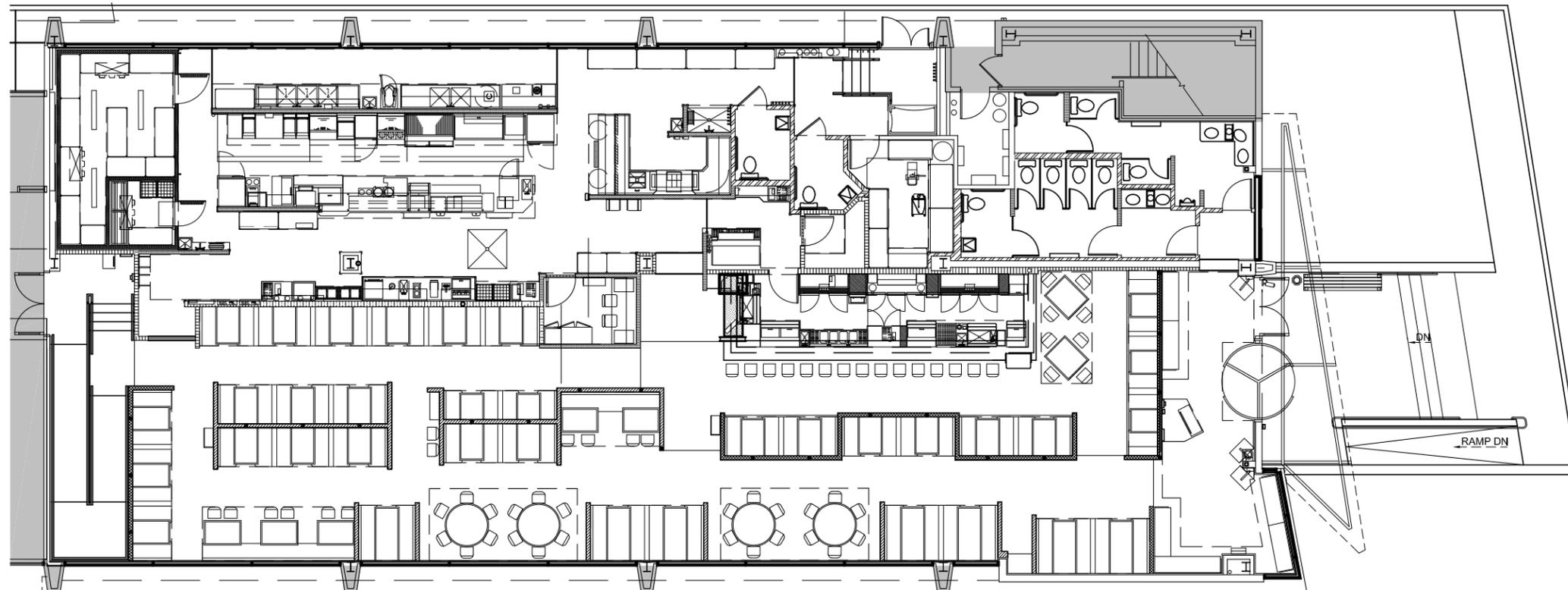
SEAT COUNT:

Restaurant: 196 seats

Bar: 15 seats

Total: 211 seats

Ceiling Height: 13'-4" +/-



POTENTIAL OUTDOOR DINING



Note: Subject premises is unshaded



All furniture (including workstations) shown is for illustrative purposes only.

Plans are for preliminary design purposes. Friedman Properties, Ltd. advises field verification of existing conditions and dimensions prior to use.



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EXTERIOR

Prominent identity in base of hotel.





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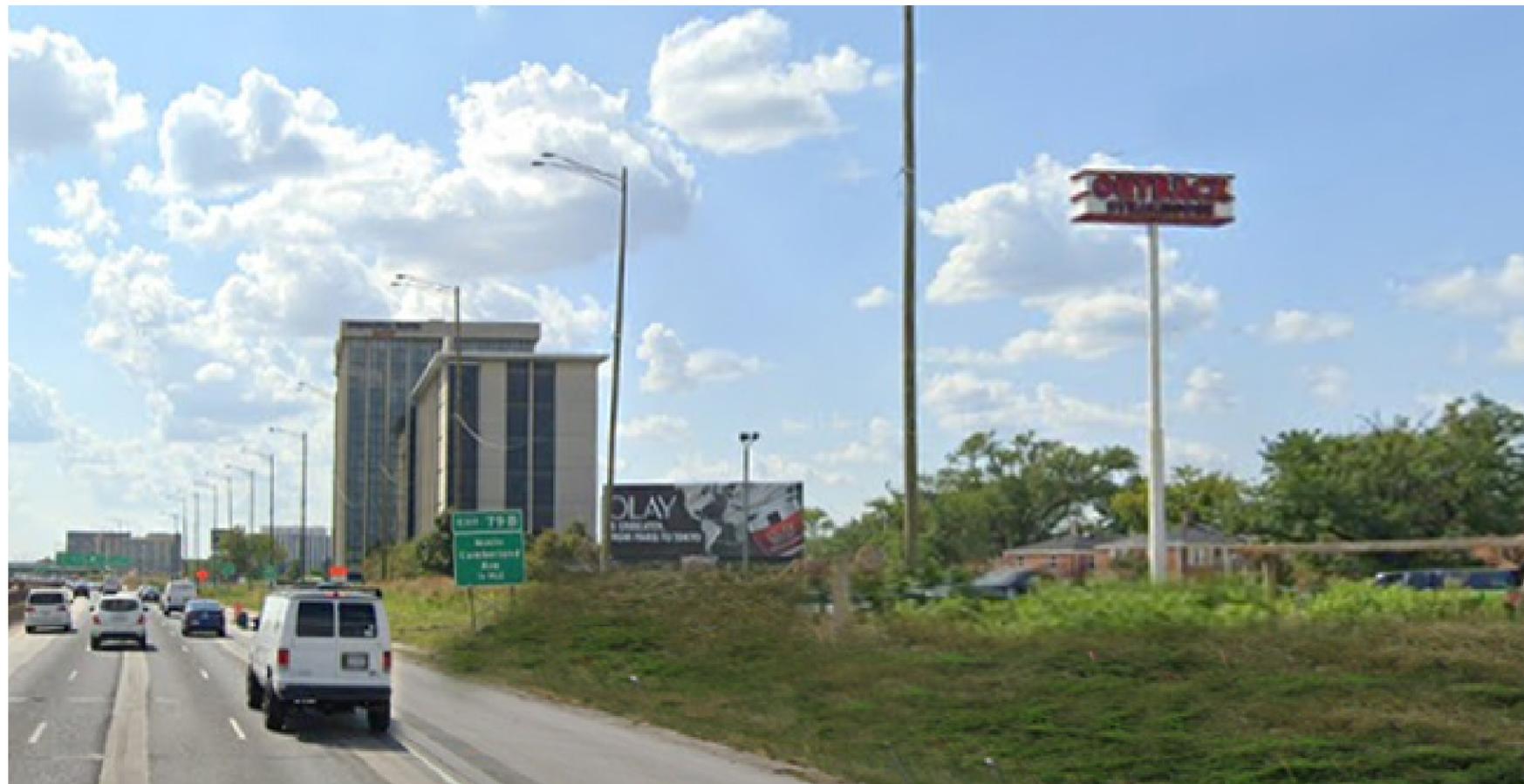
8101 W. HIGGINS

SIGNAGE

Outstanding signage opportunity.

SIGNAGE VISIBLE
BY 163,569,000
PEOPLE PER YEAR

163 M



O'HARE CONNECTED

Unparalleled branding opportunities. 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.

LA Fitness



The Art of Plastic Surgery, Gregory A...



Grandparents Park

Catherine Chevalier Woods

O'HARE PRIMARY
LABOR POOL:

1.6M



Holy Resurrection Serbian Orthodox...



14.5 miles to Downtown Chicago



24,400 VPD via Higgins Rd.



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



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



SpringHill Suites by
Marriott adjacent



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



Visible by 163,569,000
people per year



2 miles to Edison Park Metra
stop, serviced by PACE



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



211,000 VPD via I-90



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DEMOGRAPHICS



1-MILE RADIUS

2-MILE RADIUS

3-MILE RADIUS

POPULATION

24,052

79,098

164,192

DAYTIME POPULATION

32,618

98,106

186,206

TOTAL HOUSEHOLDS

9,974

32,621

65,584



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LOCATION MAP



2.5
MILES
TO
O'HARE

CTA
BLUE LINE
CUMBERLAND
STOP



EASY ACCESS TO
I-90, I-190, I-294,
CTA BLUE LINE,
METRA NORTHWEST
LINE

CUMBERLAND AVE.

4-WAY INTERCHANGE

WEST HIGGINS ROAD



8101
HIGGINS

14.5 MILES TO CBD



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SITE PLAN

