

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

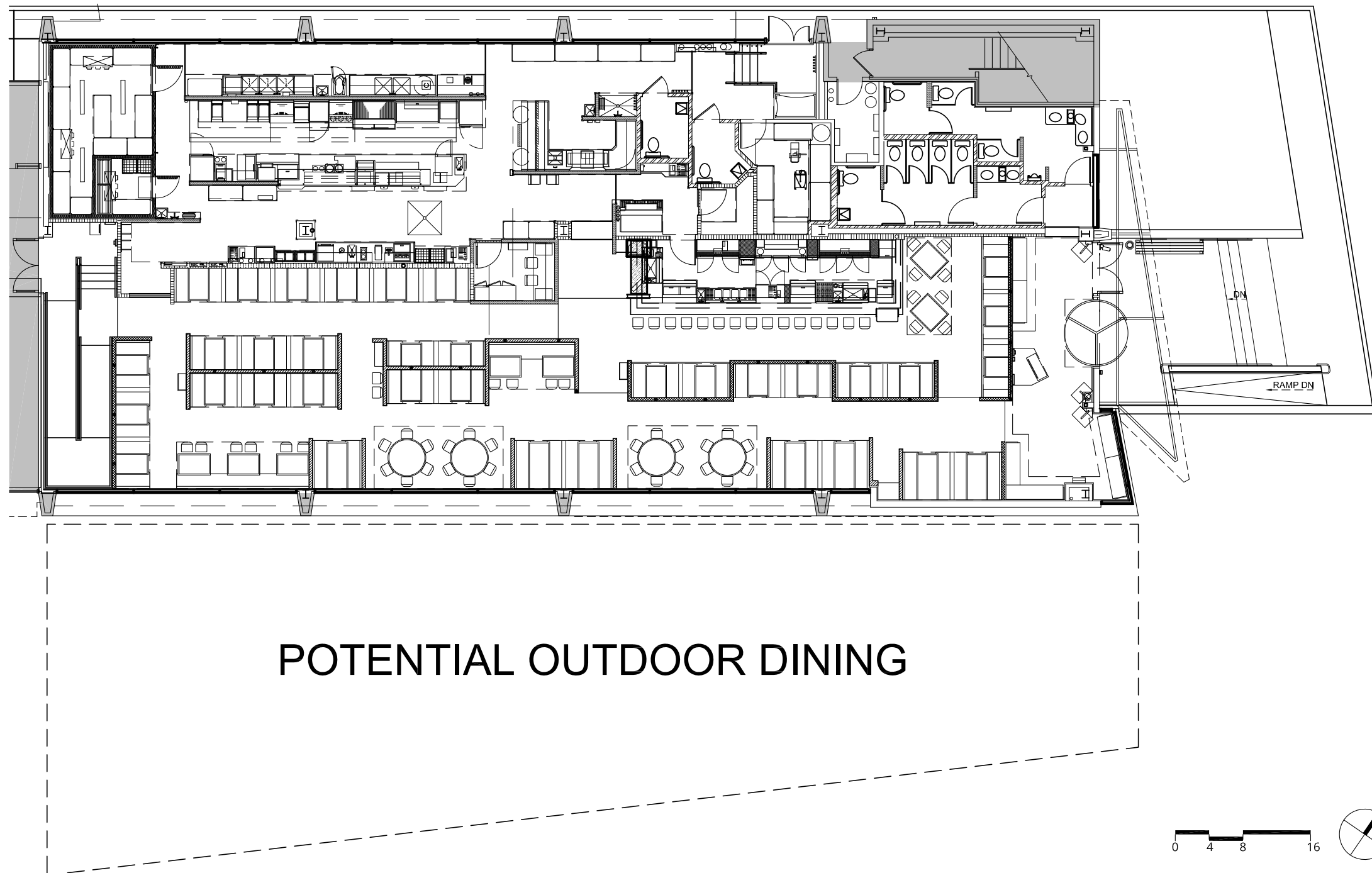
SEAT COUNT:

Restaurant: 196 seats

Bar: 15 seats

Total: 211 seats

Ceiling Height: 13'-4" +/-



0 4 8 16

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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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

90

90

90

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



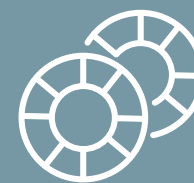
2 miles to Edison Park Metra
stop, serviced by PACE



Visible by 163,569,000
people per year



211,000 VPD via I-90



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



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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





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SITE PLAN

