



943 River Oaks Drive Former Pepe's Mexican Restaurant

7,500+ sq. ft. building(built in 1976), 26,00+ sq. ft. lot
On River Oaks Dr. & East of Torrence Ave.
More than 2 million people within 20 miles.

River Oaks Dr. annual traffic count: 24,700 (2019)
Torrence Ave. annual traffic count: 22,100 (2019)

Surrounded by Commercial, Residential & Public Use zoning
East of Burnham Greenway - leading to miles of regional trails
Near restaurants, pawn shop, tire shop, River Oaks Mall, J.C. Penney,
Macy's, Forest Preserve, Sam's Club, Ross, Big Lots, Dunkin' Donuts

Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
Enterprise Zone & Opportunity Zone