



943 River Oaks Drive (Former Pepe's Mexican Restaurant)

- 36,000+ sq. ft.
- 7,500+ sq. ft. building, built in 1976
- More than 2 million people within 20 miles
- On River Oaks Drive and east of Torrence Avenue
- River Oaks Drive traffic count: 24,700 AADT (2019)
- Torrence Avenue traffic count: 22,100 AADT (2019)
- Just east of Burnham Greenway, leading to miles of regional trails
- Enterprise Zone and Opportunity Zone
- Eligible for Cook County Class 8 Property Tax Incentive (60% reduction)
- Near restaurants, pawn shop, tire shop, River Oaks Mall, J.C. Penney, Macy's, Forest Preserve, Sam's Club, Ross, Big Lots, Dunkin' Donuts, etc.
- Surrounded by commercial, residential and public use zoning

