

MILLENNIUM
PROPERTIES R/E



Former QSR Drive-Thru Opportunity

799 River Oak Drive

Calumet City, IL

For Sale or Lease | Pricing Upon Request

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PROPERTY HIGHLIGHTS



- 2,800 SF commercial property
- Formerly operating as a fast food restaurant with drive-thru, Popeyes Louisiana Kitchen
- Opportunity for restaurant, retail, service, or redevelopment use
- Positioned along River Oaks Drive with strong visibility and accessibility
- Prominent signage and corner location provide excellent exposure
- Located within close proximity to River Oaks Center Mall and surrounding national retailers
- Ideal opportunity for owner-user, investor, or redevelopment concept)
- Site Size: 32,234 SF
- Traffic Count: 20,246 vehicles daily
- Zoning: B-2 Calumet
- Taxes (2024): \$45,056.44 (under protest)



PROPERTY OVERVIEW



799 RIVER OAK DR., CALUMET CITY, IL

Subject property is located at 799 River Oaks Drive in Calumet City, Illinois, positioned along a highly visible commercial corridor just blocks from the River Oaks Center Mall and surrounded by major national retailers and neighborhood services. This 2,800 square foot freestanding building is a second-generation former Popeyes restaurant featuring a drive-thru, prominent signage, and ample parking on a 0.74-acre site. The property's strategic corner positioning along River Oaks Drive, which sees approximately 20,000+ vehicles per day, provides strong visibility and accessibility for a wide range of food service or redevelopment concepts. The existing infrastructure and drive-thru configuration create a strong turnkey opportunity for a user or investor seeking a redevelopment or repositioning project within the Chicago MSA. With flexible redevelopment potential, prominent frontage, and proximity to major shopping centers, schools, and residential neighborhoods, the site offers an attractive opportunity for a restaurant operator, retail user, or developer to capitalize on an established commercial trade area.

Calumet City is located in the Chicago Southland region approximately 25 miles from downtown Chicago, with convenient access to Interstate 94 and a trade area population exceeding 1.3 million people within a 30-minute drive. The surrounding area includes a strong mix of regional retail centers, healthcare, education, and dense residential communities, supporting consistent traffic flow and long-term redevelopment potential.

DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Population	52,720	242,759	805,528
2024 Population	53,536	239,382	807,329
2029 Population Projection	52,694	235,187	793,512
Annual Growth 2020-2024	0.4%	-0.3%	0.1%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.3%
Households:			
2020 Households	20,580	91,396	305,698
2024 Households	20,544	89,293	303,216
2029 Household Projection	20,137	87,519	297,370
Annual Growth 2020-2024	0.4%	-0.1%	0%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
Owner Occupied Households	11,103	54,476	185,051
Renter Occupied Households	9,034	33,042	112,319
Avg Household Income	\$64,414	\$71,212	\$72,884
Median Household Income	\$50,595	\$55,509	\$55,407
2024 Households by Household Inc:			
Less than \$25,000	5,408	20,696	72,583
\$25,000 - 50,000	4,769	20,184	66,788
\$50,000 - 75,000	4,315	16,861	53,452
\$75,000 - 100,000	2,142	10,243	36,383
\$100,000 - 125,000	1,629	8,769	29,637
\$125,000 - 150,000	958	5,018	16,572
\$150,000 - 200,000	791	4,638	15,206
Greater than \$200,000	533	2,882	12,594
Businesses and Employment:			
Total Number of Businesses	1,954	9,192	29,490
Total Number of Employees	20,812	84,560	257,388