



**OFFER DEADLINE JULY 31** .....

# Turnkey 36,880± SF Movie & Entertainment Complex

Fully Operational with Seven Theaters

📍 401 W. Dundee Rd., Wheeling, IL



## HIGHLIGHTS

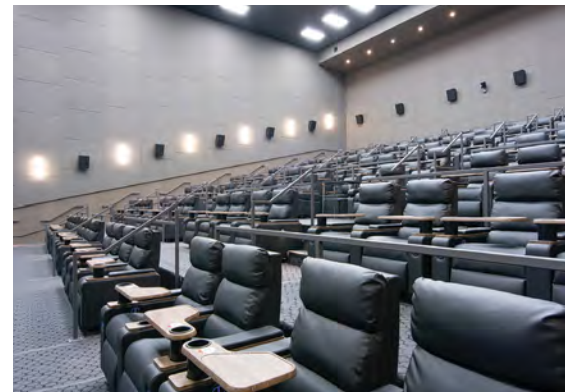
- Dine-in theater featuring seven screens & 626 luxury recliner seats
- Full-service kitchen offering in-seat dining, full bar with large seating area & modern lounge spaces
- Highly visible location on Dundee Road with 23,000± VPD
- Recent construction includes all modern amenities
- High ceilings & flexible zoning allow for multiple entertainment venue or redevelopment options

## DETAILS

Cinergy Dine-In Cinemas is a premier entertainment anchor located within Wheeling Town Center, a \$110 million mixed-use development in downtown Wheeling, Illinois. Built in 2020, the venue features seven screens, 626 luxury recliner seats, in-seat dining, a full-service bar, lounge amenities and premium cinema technology, creating a modern experiential entertainment destination.

Beyond traditional ticket sales, the property benefits from diversified revenue streams including food and beverage, concessions, gaming, private events and specialty programming. As the only operating movie theater in Wheeling, it serves as a regional draw for residents and neighboring affluent northern suburbs alike.

The site is positioned within a walkable downtown environment featuring retail, restaurant and entertainment space, alongside a 300+ unit luxury residential community. The Metra station and Heritage Park, both adjacent to Wheeling Town Center, generate consistent foot traffic from residents, commuters and visitors year-round. Supported by strong demographics, built-in daily traffic, and a multi-revenue entertainment model, this property offers a unique opportunity to acquire a modern anchor asset in one of Chicago's established suburbs.



	<b>Building Size</b>	36,880± SF
	<b>Year Built</b>	2020
	<b>Parcel Size</b>	1.31± AC
	<b>Screens</b>	7
	<b>Seating</b>	626 Total Seats
	<b>Zoning</b>	C
	<b>Tax ID#</b>	03-11-108-023-0000
	<b>Taxes</b>	\$155,000 / per the transferable 7b agreement

**855.755.2300**  
**HilcoRealEstateSales.com**



 401 W. Dundee Rd., Wheeling, IL

## LOCAL INFORMATION

Located in Chicago's northwest suburban corridor, Wheeling benefits from an affluent population, strong household incomes and a diverse consumer base that supports retail, dining and entertainment demand. Wheeling Town Center serves as the community's central gathering place and a key destination within the market. The walkable, transit-oriented development benefits from built-in residential density, direct Metra access and consistent year-round traffic generated by retail, restaurants, community events and nearby park district amenities.

## AREA DEMOGRAPHICS - 2025

	3-MILE	5-MILE	10-MILE
Population Total	102,936	284,780	874,963
Age ≤19	22,528	65,389	199,066
Age 20-34	17,565	47,060	147,445
Age 35-55	27,324	72,831	221,835
Age 55+	26,735	100,604	308,185
Average HHI	129,073	154,359	163,028
Total Households	40,133	102,043	323,296
Average HH Size	2.5	2.6	2.6

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## SALE INFORMATION

### ON-SITE INSPECTIONS

By Appointment Only

### OFFER DEADLINE

July 31 by 5:00 p.m. (CT)

### OFFER SUBMISSIONS

All offers should be submitted on the approved Purchase & Sale Agreement available on the Hilco Global website. Offers must be submitted to Chet Evans at [cevans@hilcoglobal.com](mailto:cevans@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

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