DOWTOWN ORLAND PARK

A New Destination for Dining, Culture, and Connection in Chicago's Southwest Suburbs.

DOWNTOWN ORLAND PARK

EDWARDS REALTY COMPANY

THE VISION

Where
Urban Sophistication
meets
Suburban Ease.

Downtown Orland Park reimagines what suburban life can look and feel like. It is not just another commercial corridor; it's the region's first true downtown experience, brought to life with vibrant dining, green civic spaces, and an authentic sense of place.

Thoughtfully planned and deeply connected to the people it serves, Downtown Orland Park offers a walkable, modern, and magnetic lifestyle hub for the entire southwest suburbs. Food, culture, and community are at its core, in perfect balance.

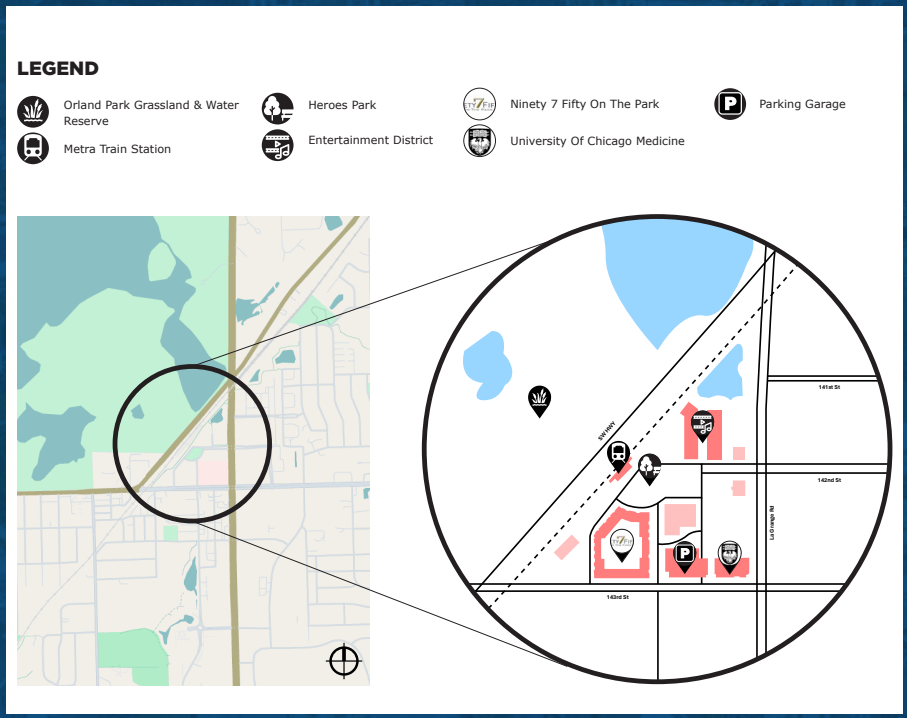
A FEW THINGS TO KNOW |

- A curated hospitality destination unlike anything within 15 miles
- Anchored by restaurants, park space, events, and everyday convenience
- A district created for locals and built to draw a regional audience

THE LOCATION

At the Center of It All.

Set against the backdrop of one of the southwest suburbs' most established communities, Downtown Orland Park occupies a pivotal position, easily connecting neighborhoods, businesses, and regional destinations. Its placement within the existing village fabric ensures seamless access for residents and newcomers, while anchoring the next chapter of Orland Park's evolution.



WHY ORLAND PARK

A Regional Hub with Built-In Demand.

Located 25 miles southwest of Chicago, Orland Park is already a high-performing suburb with established infrastructure and exceptional demographics.

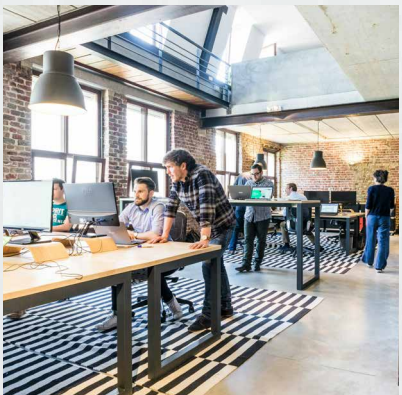
THE NUMBERS THAT MATTER |

- 126,037 daytime population in Orland Park
- Over 305,000 people live within a 15-minute drive
- Average household income: $104,723
- 60% of households include someone with a bachelor's degree or higher
- Surrounded by strong employment sectors: healthcare, education, finance, and corporate services

With direct access to I-80 and three Metra stops, Downtown Orland Park is both connected and convenient. It's the ideal next step for restaurant operators ready to expand into a dense, affluent market with limited competition and untapped potential.

A LIFESTYLE

A Destination That Runs Day to Night.



Downtown Orland Park isn't just for special occasions. Specifically designed to become part of daily life, an all-day district that supports morning commutes, midday errands, and evenings out.

INCLUDED IN AND SURROUNDING DOWNTOWN ORLAND PARK ARE |

- Residential neighborhoods
- Daycare centers, fitness studios, and health care services
- University of Chicago medical offices
- Class A office space
- 143rd Street Metra station offering direct downtown Chicago access

This diversity of uses ensures that every hour of the day brings new energy and foot traffic. From strollers to briefcases to shopping bags to date nights, Downtown Orland Park works because it works for everyone.

HEROES PARK

Where Community Gathers, Remembers, and Celebrates.

In the center of Downtown Orland Park sits Heroes' Park, a civic space designed to honor everyday heroes: first responders, educators, civil servants, and the people who strengthen the fabric of our community.

MORE THAN A PARK, THIS IS A STAGE FOR SHARED MOMENTS AND SEASONAL TRADITIONS |

- A bandshell for live performances and local concerts
- Year-round programming: art fairs, farmers markets, and winter festivals
- Seasonal ice skating rink
- Large-scale art installations
- A seamless connection to the bike path and pedestrian network

For hospitality operators, it's a built-in audience. It's a new reason for residents and visitors to gather, linger, and return week after week.

THE ENTERTAINMENT DISTRICT

Eleven Restaurant Opportunities. Four Signature Anchors.

At the core of Downtown Orland Park, the Entertainment District is a beautifully scaled pedestrian street, flanked by two-story buildings with restaurants, retail, and rooftop experiences. This corridor is alive with energy: Warm lighting, ambient music, the aroma of food, and the buzz of conversation create a sense of movement and anticipation. Patios and terraces spill into shared public spaces, blurring the lines between indoors and out. Curated by design and activated by people, this is not a pass-through; it's the destination.

ANCHOR RESTAURANT FEATURES |

- 5,000–9,800 square feet
- Rooftop-ready with patio and private event space potential
- Dual-level configurations are ideal for multi-concept operations
- Positioned at high-traffic corners and park-facing edges

ADDITIONAL OPPORTUNITIES:

- Four boutique food and beverage locations (1,200–2,000 SF)
- Ideal for fast-casual, dessert, beverage-forward, or chef-driven niche concepts
- Designed to complement anchor tenants and enrich the pedestrian experience

This is a canvas for restaurants to lead, innovate, and shape the dining culture of the southwest suburbs.

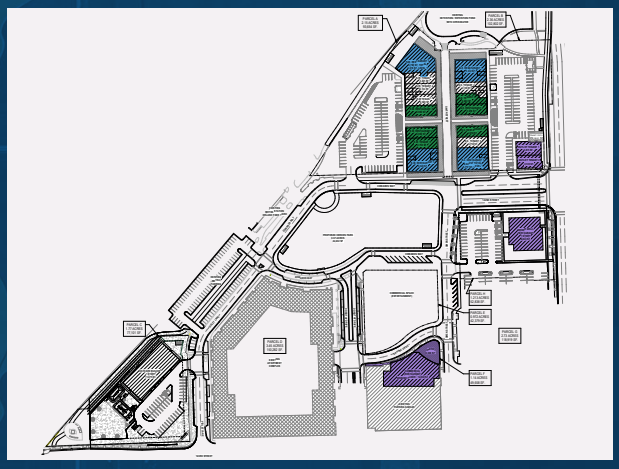
THE OPPORTUNITIES

Find the Space That Fits You.

Below is a summary of available restaurant spaces in the Entertainment District. For visual reference, see the accompanying site plan.

UNIT	USE TYPE	SQ FT | LEVEL 1	SQ FT | LEVEL 2	SQ FT | LEVEL 2	VISIBILITY	OUTDOOR SEATING	ROOFTOP READY
S.W. RESTAURANT 1	Anchor Restaurant	5,328	-	5,328	Overlooks Heroes Park	Yes	No
N.W RESTAURANT 1	Anchor Restaurant	6,616	3,182	9,798	Prime Corner, 2 Sides, Overlooks Retention Pond	Yes	Yes
S.E. RESTAURANT 1	Anchor Restaurant	5,757	3,187	8,944	Overlooks Heroes Park	Yes	Yes
N.E. RESTAURANT 1	Anchor Restaurant	5,332	-	5,332	Overlooks Retention Pond	Yes	No
S.W. RESTAURANT 2	Restaurant	2,958	-	2,958	On the Promenade	Yes	No
S.W. RESTAURANT 3	Restaurant	429	3,301	3,730	Overlooks Heroes Park	No	Yes
N.W. RESTAURANT 2	Restaurant	2,958	-	2,958	Overlooks Retention Pond	Yes	No
S.E. RESTAURANT 2	Restaurant	2,958	-	2,958	Overlooks Heroes Park	Yes	No
N.E. RESTAURANT 2	Restaurant	2,958	-	2,958	Prime Corner, 2 Sides, Overlooks Retention Pond	Yes	No
N.E. RESTAURANT 3	Restaurant	425	3,290	3,715	Overlooks Heroes Park	No	Yes
PARCEL B OUTLOT	Restaurant	5,868	-	5,868	On La Grange Road	Yes	No
PARCEL F	Restaurant	12,000	-	12,000	Adjacent to Parking Garage	Yes	No
PARCEL H	Restaurant	8,843	-	8,843	On La Grange Road	Yes	No

SITE MAP



ENTERTAINMENT DISTRICT | LEVEL 1

With a mix of bold anchors and specialized storefronts, Downtown Orland Park offers the flexibility and audience to support both national names and local legends.

YOUR CONCEPT. OUR CANVAS.

Be Part of What's Next in Orland Park

Downtown Orland Park is a place designed for today and built to last. It's a community centerpiece decades in the making. For restaurateurs, it's a platform to innovate and lead in a region with high demand and low competition.

To stay updated on the latest Downtown Orland Park developments, or to start a conversation about available restaurant spaces,

visit | downtownorland.com