

# Libertyville - Chicago Suburbs

## ESTABLISHED RESTAURANT/BAR WITH GREAT CASH FLOW



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

Confidential #G111



**OPERATING BUSINESS.**

**DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

### Libertyville, IL

Libertyville is a village in Lake County and an affluent suburb of Chicago. It is located 5 miles west of Lake Michigan on the Des Plaines River. The 2014 census population was 20,512. Located in northeastern Illinois, southwest of Waukegan and west of Lake Forest, its immediate neighbors are Mundelein to the west, Green Oaks, Mettawa and Rondout to the east, Gurnee to the north, Grayslake to the northwest and Vernon Hills to the south.

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Size (Approx.)	7,531 SF
Rental Rate	\$11,309.17 per Month (NNN)
Price	\$949,000 (Business)

For additional information or to schedule a showing contact:

Georg Simos

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### Demographics

	Total
Population	
2010 Census	20,315
2017 Estimate	20,490
Households	7,871 Total Units
Income	
2013-2017 Median Household Income	\$126,406
2013-2017 Per Capita Income	\$62,253
2013-2017 Average Household Income	\$167,110

### Confidentiality Note

*This listing is confidential. Please follow instructions in the enclosed NDA to receive full details. Operating business. Do not disturb employees or management.*

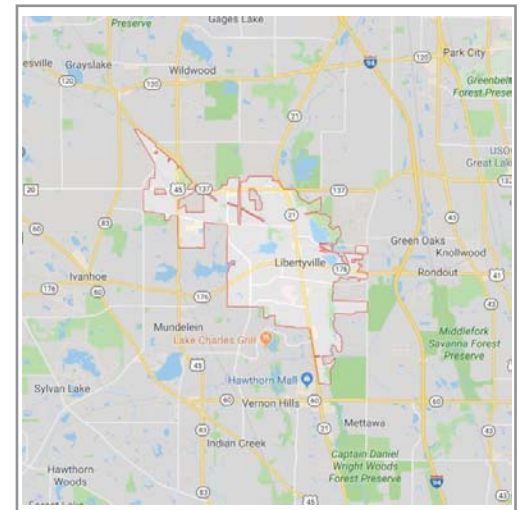
### Description

Established restaurant/bar in operation for over 10 years in the heart of downtown Libertyville. Over \$400K in owner cash flow. Seats 237. Large year round outdoor space. Basement includes offices, storage and kitchen prep area.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 5/10 2-19-2013

### Map

Libertyville



**\*\*Please fill out completely to receive information\*\***

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description(s)	Established Restaurant/Bar in Libertyville
Asking Price:	\$949,000 (Business)
In which publication/web site did you see the listing?	
Code #	G111
<b>Your contact info:</b>	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) \_\_\_\_\_ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leasing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

**PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.**

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
<b>Please Fax to Kudan Group, Inc. 312.575.0497</b>	