



**3900**

Northpoint Blvd.

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Outlot of  
Fountain Square



PRESENTED BY:

**JARRETT FRADIN**  
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## REAL ESTATE OPPORTUNITY

3900 Northpoint Blvd.  
Waukegan, IL 60085  
(Outlot of Fountain Square)

## SIZE

8,342 SF - Building  
54,886 SF - Land

## LOT SIZE

1.26 Acres

## ASKING PRICE

\$1,200,000 (Building & Land)

## BUSINESS DATA

HUNAN HIBACHI BUFFET

## HOURS OF OPERATION

M-Th.: 11am-4am  
F-St.: 7am-4am  
Sun: 11am-3am

## ANNUAL GROSS SALES

Contact agent.

## FF&E INCLUDED IN SALE?

Yes

## TRAINING

TBD

## LICENSES

Retail Food  
Liquor (Class C)  
Gaming

## REAL ESTATE DATA

## TAXES

\$30,338.55 (2014)

## OCCUPANCY

250

## PARKING

150 Spaces

## A/C & HEAT

Central Building Heat/Air

## ELECTRIC

Ample

## ROOF & AGE

Redone within last 8 years

## BASEMENT

Partial

## CEILING HEIGHTS

10-30 FT



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## Demographic Summary

	1-mi.	3-mi.	5-mi.
Total Population	13,025	79,949	182,229
Daytime Population	15,553	92,946	200,590
Total Households	4,666	26,668	57,656

## Income Summary

	1-mi.	3-mi.	5-mi.
Median Household Income	\$55,516	\$51,770	\$56,961
Per Capita Income	\$28,152	\$24,484	\$28,298
Average Household Income	\$78,587	\$73,039	\$82,649

## Fountain Square

Fountain Square is a mixed retail and office plaza built on the site of the former Lakehurst Mall, the first regional shopping complex in Lake County. The modern Fountain Square is anchored by a Walmart supercenter and houses more than 35 retailers, hotels and financial institutions. It is only a few minutes away from the headquarters of Abbott Laboratories, a Fortune 500 company. Shoppers of Fountain Square include locals, visitors of neighboring Marriott and Holiday Inn Express hotels, and commonly sailors from the nearby Great Lakes Naval Training Center.

**KG**  
KUDAN  
GROUP

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## Highlights

Fully-fixture and newly updated buffet-style restaurant.

7 Table Buffet  
Several Private Dining Areas  
Seating for 250  
Parking for 150

## Location

Located at the entrance of the newly redeveloped Fountain Square Shopping Center.

Across the street from Wal-Mart and 4 Multi-Floor Hotels.

Surrounded by nighttime entertainment and a multitude of Fortune 500 companies.

Excellent visibility from Route 120 (Belvidere Rd).

## Nearby Businesses

 **First Midwest Bank**



**WAL★MART**  
SUPERCENTER



**Bank of America**

**Abbott**



# MAP



1. Walmart Supercenter
2. Denny's
3. Anastasia's Restaurant & Sport's Bar
4. Courtyard Chicago Waukegan / Gurnee
5. Starbuck's
6. Potbelly's
7. Sweet Tomatoes
8. Chili's Grill & Bar
9. T-Mobile
10. Bank of America
11. Dunkin Donuts
12. Buffalo Wild Wings
13. McDonald's
14. Chase Bank
15. Spring Hill Suites Chicago / Waukegan
16. L.A. Fitness
17. Big Ed's BBQ
18. First Midwest Bank

Also Nearby:  
Holiday Inn Express  
Candlewood Suites  
Brunswick Zone



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