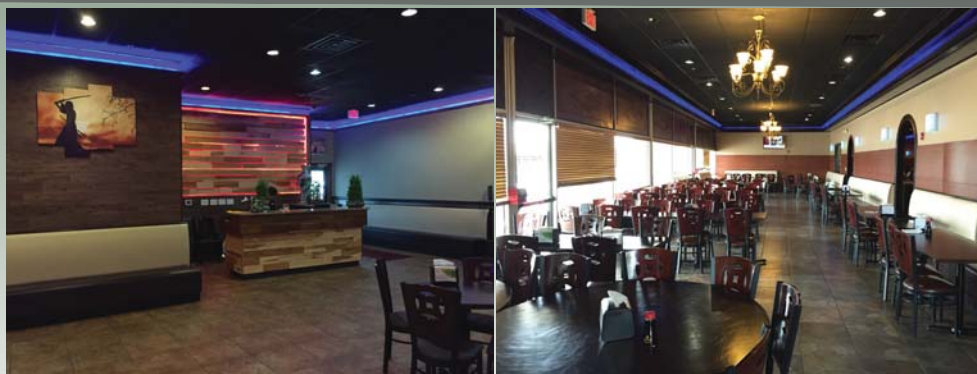


Naperville - Chicago Suburbs BEAUTIFULLY REMODELED RESTAURANT WITH BELOW MARKET LEASE ON BUSY ROUTE 59

804 IL-59 Naperville, IL 60067



**OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES
OR MANAGEMENT.**



Naperville
Naperville is a city in DuPage and Will counties in Illinois, voted the second best place to live in the United States by Money Magazine in 2006. As of the 2010 census, the city had a total population of 141,853. It is the fifth largest city in the state, behind Chicago, neighboring Aurora, Rockford, and Joliet. Approximately 100,000 Napervilleans live in DuPage County, while about 45,000 reside in Will County. Once a quaint farming town, Naperville has evolved into an affluent city with numerous corporate headquarters located in the city. In a 2010 study, Naperville was named as the wealthiest city in the Midwest and eleventh in the nation with a population over 75,000.

804 Route 59 Naperville, IL 60067 - Sumo

Size	11,940 SF
Number of Seats	400 Seats
Rental Rate	\$10.05/SF (NNN)
Price	\$199,000 (Business Only)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	3,923	46,953	123,042
2015 Female Population	4,246	49,520	127,959
2015 Total Population	8,169	96,473	251,001
2015 Total Households	3,252	35,667	86,510

Income

2015 Median Household Income	\$83,854	\$90,630	\$88,943
2015 Per Capita Income	\$41,911	\$43,546	\$41,094
2015 Average Household Income	\$105,280	\$116,792	\$117,877

Nearby Businesses

Juicy O	Matthew Erikson Jewelers
Sam's Club	Chick-fil-A
Bed, Bath & Beyond	Chase A
Bakers Square	Hooters

Highlights

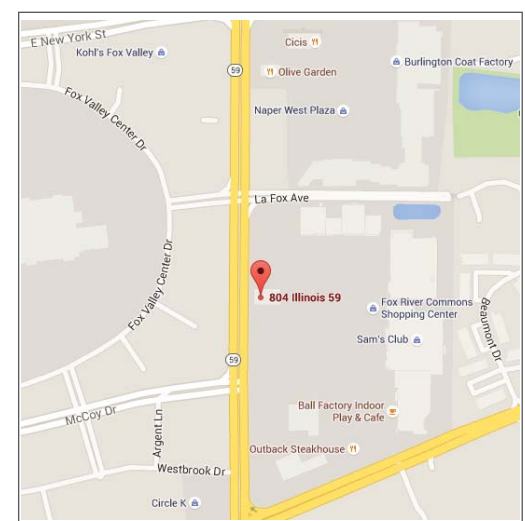
Beautifully remodeled restaurant on busy Route 59 in Naperville. Below market lease, this fully-equipped buffet has a separate bar area, two party rooms and a large kitchen. The long list of FF&E includes several walk-in coolers and freezers. Great value and opportunity in the highly active retail market of Naperville.

Operating business. Do not disturb employees or management.

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. F79 3-8-2013

Map

Route 59 & Ogden Ave.



LISTING INFO

Date	July 7, 2016
Agent Responsible	Adam Salamon
Is this Confidential	No
Transaction Type	Business Only.
Type of Property	Restaurant
Sale or Lease	Lease
Property Data	
Property Name	Fox River Commons Shopping Center
Business Name	Sumo
Address	804 Route 59
City, Zip Code	Naperville, IL 60067
Area	Southwest Suburbs
County	DuPage
Sale Price	\$199,000.00
Rental Rate	\$10,000.00/Month, Base Rent (\$10.05/SF, NNN)
Lease Type	Triple Net
Lease Term	Four years
Options	Two five-year options
Yearly Adjustment	0% during initial lease term- 2% annually during option period
Taxes & CAM	\$3.02/SF
Security Deposit	\$10,000.00
# of Seats	Approx. 400 Seats
Size	11,940/SF
Parking	Ample
Zoning	Commercial
Licenses	Retail Food, Incidental Liquor
A/C & Heat	Central HVAC
Electric (amps)	220 Amps
Ceiling Heights	12 Feet
Nearby Businesses	Juicy O, Sam's Club, Bed, Bath & Beyond, Baker's Square, Matthew Erikson Jewelers, Chik-fil-A, Chase Bank
Cross Streets	Route 59 & Ogden Ave.
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Beautifully remodeled restaurant on busy Route 59 in Naperville. Below market lease, this fully equipped buffet has a separate bar area, two party rooms and a large kitchen. The long list of FF&E includes several walk-in coolers and freezers. Great value and opportunity in the highly active retail market of Naperville.
Year Established	2015
Years of Operation	One Year

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LISTING INFO

No. of Employees	20
Hours of Operation	Lunch 11am-3pm, Dinner 5pm-9:30pm Mon.-Fri., 3:15pm-10pm Sat., 3:15pm-9:30pm Sunday
Approx. Annual Gross Sales	\$2,200,000.00 (Approx.)
FF&E included in price?	Yes
Will seller provide training?	Yes