

Downers Grove - Chicago Western Suburb FREESTANDING RESTAURANT/BAR/BANQUET CLOSE TO YORKTOWN MALL



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

Confidential #A150



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	3,224	39,643	133,768
2015 Female Population	3,817	42,461	141,815
2015 Total Population	7,041	82,104	275,583
2015 Total Households	3,094	32,850	107,388
Housing			
2015 Total Housing Units	2,458	32,161	107,743
Income			
2015 Median Household Income	\$68,057	\$73,960	\$77,221
2015 Per Capita Income	\$42,823	\$42,613	\$42,476
2015 Average Household Income	\$95,418	\$105,235	\$107,445

Note

Confidential Listing Code# A150. Please see the enclosed NDA (Non-Disclosure Agreement). Operating business. Do not disturb employees or management.

Real Estate Description

Freestanding restaurant/bar with banquet hall area that accommodates between 20 to 200 people. Located near Yorktown Center, the building is in excellent condition with a seating capacity of over 400 and large patio and parking areas. Located near both I-88 and I-355 exits. Great location for expanding chains, a brew pub or banquet hall.

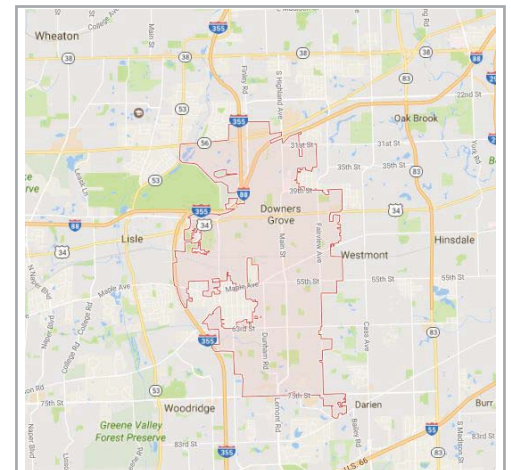
Business Description

Casual dining restaurant with a large bar and five private party rooms. Great kitchen with three walk-in coolers and one freezer. Extensive asset list; all FF&E included with the sale. A below market lease rate makes this a can't-miss business opportunity.

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. A107 2-25-13

Map

Downers Grove



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

Downers Grove

Downers Grove is located 22 miles west of Chicago and home to nearly 50,000 residents. It has developed into a bustling Chicago suburb with many diverse businesses, including the headquarters for Rossi Furniture, FTD, Sara Lee, Arrow Gear Magnetrol, Dover, Heartland Food Corporation and Luxury tour operator, Abercrombie & Kent. Within the town are two forest preserves: Lyman Woods and Maple Grove Forest Preserve. A small creek runs through Maple Grove forest preserve. Downers Grove has been designated a Tree City USA for the past 22 years by the National Arbor Day Foundation. Downers Grove borders the communities of Oak Brook, Westmont, Darien, Lombard, Woodridge and Lisle.

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Size	21,400 S.F. (Building) 114,988 S.F. (Lot) (2.64 Acres)
Lease Rate	\$14.50/SF Net
Price	\$2,900,000 (Real Estate + Business)
	\$199,000 (Business Only)

For additional information or to schedule a showing contact:

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adam@kudangroup.com	daniel@kudangroup.com

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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description(s)	Freestanding Restaurant/Bar/Banquet Close to Yorktown Mall in Downers Grove
Asking Price:	\$2,900,000 (Real Estate & Business) \$199,000 (Business Only)
In which publication/web site did you see the listing?	
Code #	A150
Your contact info:	
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 leaseing 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:
Please Fax to Kudan Group, Inc. 312.575.0497	

