

Manteno - Chicago South Suburbs LOCAL FAVORITE IRISH BAR WITH LARGE OUTDOOR PATIO AND VIDEO GAMING

183 N. Main St. Manteno, IL 60950



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



Manteno, IL
Manteno, IL is a village in Kankakee County, Illinois. Manteno is located approximately 50 miles (80 km) south of Chicago's Loop. There is a combination of Industrial and Agricultural employes in town. The Farmers Elevator Company of Manteno stands as the tallest site in town. Manteno is also home to Sears and K-Mart Distribution Centers, both of which contain 1.5 million square feet of warehouse area. The Diversatech Industrial Park is on the east side of town. It contains many diversified industrial plants and warehousing complexes. Interstate 57 runs north and south along the west side of Manteno for access to Chicago or Kankakee. Source: Wikipedia

183 N. Main St. Manteno, IL 60950 - Durbin's

Business Size (Approx.)	3,000 SF
Patio Size (Approx.)	1,300 SF
Rental Rate	\$3,500 per Month (Gross)
Price	\$149,000 (Business & Assets)

For additional information or to schedule a showing contact:

Bob Borchardt	Chad Severson
312.575.0480 Ext. 12	815.404.9171
bob@kudangroup.com	chad@kudangroup.com



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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	4,904	4,904	6,591
2015 Female Population	5,015	5,015	6,743
2015 Total Population	9,919	9,919	13,334
2015 Total Households	3,852	3,852	5,125
Housing			
2015 Total Housing Units	3,048	3,048	4,290
Income			
2015 Median Household Income	\$59,241	\$59,241	\$62,150
2015 Per Capita Income	\$27,962	\$27,962	\$28,394
2015 Average Household Income	\$68,859	\$68,859	\$71,474

Nearby Businesses

Casey's General Store
Yannis Cafe
Silvano's Pizza
Anthony's Pizzeria

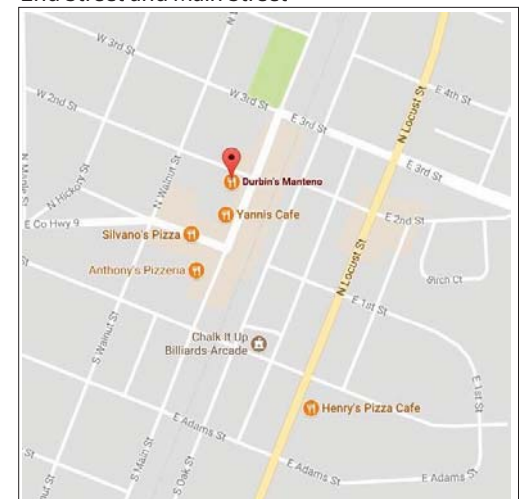
Property Description

Local favorite Irish sports bar and restaurant with video gaming. Prominent corner building, located in historic Manteno; originally constructed in the 1920s and renovated in 2010. The property includes a sizable bar and the largest outdoor patio in the area. A new city park is under construction behind the premises.

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. 652 04-21-14

Map 2nd Street and Main Street



LISTING INFO

Agent(s) Responsible	Chad Severson, Bob Borchardt
Type of Property	Restaurant/Bar
Sale or Lease	Business Asset Sale with Lease Assignment
Real Estate included in price?	No
Property Data	
Business Name	Durbin's Manteno
Address	183 North Main Street
City, Zip Code	Manteno, Il 60950
Area	Southeast of Joliet about 30 minutes
County	Kankakee
Sale Price	\$149,000 (Business Assets)
Rental Rate	\$3,500 per Month
Lease Type	Gross
Lease Term	2.5 years left on 5 year plus options
Lease Options	Three 5-year options
Yearly Adjustment	2%
Security Deposit	1 month
Building Type	Brick
# of Seats	Dining:56, bar 19, Patio:60
Stories	Single
Size	3,000 SF Inside 1,300 SF Patio
Lot Size	Public Parking
Parking	Public
Zoning	Ask Agent
Licenses	Class A
A/C & Heat	Units less than 5 years old
Electric (amps)	Ask Agent
Type of Roof & Age	Membrane
Ceiling Heights	12 ft
Nearby Businesses	Casey's General Store, Yannis Cafe, Silvano's Pizza, Anthony's Pizzeria
Property Description	Local favorite Irish sports bar and restaurant with video gaming. Prominent corner building located in historic downtown Manteno; originally constructed in the 1920s and renovated in 2010. The property includes a sizable bar and the largest outdoor patio in the area.
Location Description	Downtown Manteno
Cross Streets	2nd Street and Main Street

Business Data	
Is the business currently operating?	Yes
Business Name	Durbin's Manteno
Business Description	Irish sports bar and restaurant with video gaming
Year Established	May 2015
Years of Operation	2+
No. of Employees	12
Hours of Operation	11am daily to 2am
Reason for selling	Retirement
Approx. Annual Gross Sales	2016: \$1.3m
FF&E included in price? Value?	Yes: Six 42" televisions, One 65" big screen, 16 draft handles, 5 video gaming machines totaling \$5k income monthly, extra large garage door opening to patio
Inventory included in price? Value?	Yes, \$10k all in F&B
Will seller provide training? How long?	Yes, Negotiable
Competition/Market Overview	New city park literally being built out behind location, Only Irish pub and largest bar/patio in Manteno...
Growth/Expansion possibilities	To-go, catering, private parties