

Tinley Park - Chicago South Suburbs BEAUTIFULLY BUILT TAVERN/RESTAURANT IN A STRIP MALL WITH OUTDOOR PATIO



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

9501-R W. 171st St. Tinley Park, IL 60487



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

Tinley Park

Tinley Park is a village located primarily in Cook County, Illinois. It is one of the fastest growing suburbs south of Chicago. In 2009, BusinessWeek selected Tinley Park as the best place to raise a family in America. Tinley Park from the late 20th century to the present has been focused on renovation of its historic downtown district. This includes the creation of a park near the Metra station at Oak Park Avenue., as well as the South Street project, a multi-million dollar project with 200 apartments and 40,000 SF of commercial retail space. Tinley Park is home to the outdoor music venue - Hollywood Casino Amphitheater.

9501-R W. 171st St. Tinley Park, IL 60487 - Tribe's Ale House

Size	6,200 S.F. + 800 S.F. Patio
Rental Rate	\$9,000 per Month (NNN)
CAM & Insurance	\$7,100
Price	\$1,299,000 (Business & Assets) Price Reduction!

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

chad@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	4,538	39,437	90,306
2015 Female Population	4,736	42,272	95,926
2015 Total Population	9,274	81,709	186,232
2015 Total Households	3,077	29,723	67,214
Housing			
2015 Total Housing Units	2,596	25,733	57,906
Income			
2015 Median Household Income	\$91,608	\$81,084	\$81,742
2015 Per Capita Income	\$36,953	\$36,346	\$36,500
2015 Average Household Income	\$111,338	\$99,649	\$100,748

Nearby Businesses

Sylvan Learning Center	Lowe's
Floor and Tile Center	Target
Frankie's Italian Ristorante	Lou Malnati's

Description

Beautifully built tavern and restaurant located in a busy strip mall with outdoor patio and bar. Operates as a brewpub with over 40 types of craft beers. Seats 187 inside and 100+ on outdoor patio. All FF&E included in asking price. Kitchen equipment includes 3 fryers, broilers, 8 burner stove, multiple cold and hot prep tables, and a double tank in-house oil filtration system. The space also includes a manager's office and a separate owner's office. *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. F72 1-16-2013

Map

South Side of 171st Street



LISTING INFORMATION

Agent Responsible	Chad Severson chad@kudangroup.com
Is this Confidential?	Yes
Transaction Type	Business and Asset Sale, with Lease Assignment
Type of Property	Restaurant and Ale House
Real Estate included in price?	No
Property Data	
Business Name	Tribes Alehouse and Grill
Address	9501-R West 171st Street
City, Zip Code	Tinley Park, Il 60487
Area	Southern Suburbs
County	Cook
Sale Price	\$1,299,000 (Business & Asset Sale - Business Name NOT included) Price Reduced!
Rental Rate	\$9,000 per Month
Lease Type	NNN
Lease Term	10 years with 5 left
Lease Options	2: 5 years
Yearly Adjustment	2%
CAM & Insurance	\$7,100
Security Deposit	(1 month)
Taxes	See Lease...
Building	Possession in 2012, Built in 2006
# of Seats	187 inside / 150 patio
Stories	1
Size	6,200 SF + 800 SF Patio seats 150, and Patio Bar seat:15
Parking	300+
Zoning	n/a
Licenses	Class A Restaurant
A/C & Heat	4 HVAC units less than 10 years old
Electric (amps)	Ask Agent
Type of Roof & Age	Membrane
Type of Basement	None
Ceiling Heights	Various, 12-20ft
Nearby Businesses	Lowes, Target, Frankie's Italian Ristorante, Floor and Tile Center, Subway, Lou Malnati's, Sylvan Learning Center
Property Description	Beautifully built tavern and restaurant located in "Town Center" strip mall with outdoor patio and bar. Operates as a brewpub with over 40 types of craft beers. Seats 187 inside and 150 on outdoor patio. All FF&E included in asking price. See below. The space also includes a manager's office and a separate owner's office.
Location Description	South side of 171st

LISTING INFORMATION

Cross Streets	Southeast corner of LaGrange Road and 171st, in the west end of mall.
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Name	Tribes Ale House (Brand and Name Not for Sale)
Business Description	Ale House and Restaurant
Year Established	2012
Years of Operation	5
No. of Employees	40
Hours of Operation	11:30am daily, 1 am weekends, can be open until 4am, and can serve liquor starting at 6am
Reason for selling	Downsizing
Approx. Annual Gross Sales	\$3m
FF&E included in price? Value?	Appraised value of \$372k, depreciated value of \$147k 50 tap handles inside, 10 outside, 12e 60” televisions, 4e 48” televisions, 2e 36” televisions, 10 x 6 staging with speakers and sound board, Squirrel POS system (negotiable). Outdoor patio bar with plumbing, (15 bar seats), Dining room tables and chairs seats 120+, Kitchen equipment includes: 3 fryers, broil, 8 burner stove, multiple cold and hot prep tables, double tank in house oil filtration system.
Inventory included in price? Value?	Liquor/Beer: \$8k beer, \$8k Liquor
Will seller provide training? How long?	Yes, Negotiable
Competition/Market Overview	Twin Peaks, Rock Bottom, Chili's, Texas Road House
Growth/Expansion possibilities	Catering, patio usage, private parties, to-go package goods