

Westmont, IL - Chicago Western Suburbs FINE DINING ITALIAN RESTAURANT FOR SALE WITH REAL ESTATE



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

Confidential Listing Code #C123



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

DuPage County - Western Suburbs

DuPage County is part of the Chicago metropolitan area. The county is divided into nine different townships: Addison, Bloomingdale, Downers Grove, Lisle, Milton, Naperville, Wayne, Winfield and York. It is the second most populous county in Illinois after Cook County, which borders it to the north and east; the two counties account for half of the state's population. Long known as one of the nation's wealthiest counties, DuPage County has transformed itself from a primarily agricultural economy to one rich in many different types of commerce. Today, DuPage County has the highest per capita income in the state. DuPage County's per capita income is also the highest in the Midwest. Nineteen of the county's towns have average household incomes of over \$100,000.

Confidential Listing #C123 (Must sign NDA for more Information)

Size	3,200 SF + Full Basement
Price	\$950,000 (Business Only)
	\$1,600,000 (Business + Real Estate)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	6,737	51,850	118,255
2015 Female Population	7,109	56,167	128,301
2015 Total Population	13,846	108,017	246,556
2015 Total Households	5,270	41,780	97,028
Housing			
2015 Total Housing Units	5,362	42,715	97,938
Income			
2015 Median Household Income	\$73,265	\$80,212	\$79,284
2015 Per Capita Income	\$40,350	\$46,738	\$45,380
2015 Average Household Income	\$104,665	\$119,523	\$113,961

Nearby Businesses

This is a confidential listing. For more information all agents and clients must sign a non-disclosure agreement.

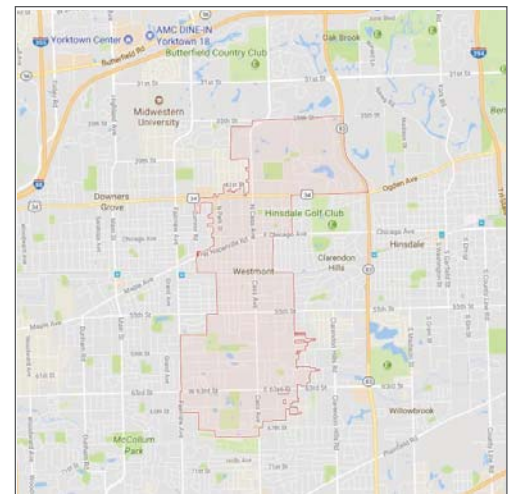
Description

Elegant fine dining Italian restaurant located in an affluent suburban neighborhood. Established in 1998, this longstanding restaurant does large catering and private party events. All brick front building with black canopies, matured interior, wooden back bar and private banquet room. Furniture, fixtures and equipment included in asking price.

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. F88 7-30-2013

Map Westmont, IL



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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Fine Dining Italian Restaurant for Sale with Real Estate in Westmont, IL
Asking Price:	\$950,000 (Business Only) or \$1,600,000 (Business + Real Estate)
Where did you see the listing?	
Code # if Applicable	C123
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	