

# Oak Park - Chicago Western Suburb PROFITABLE RESTAURANT WITH CATERING IN DOWNTOWN OAK PARK



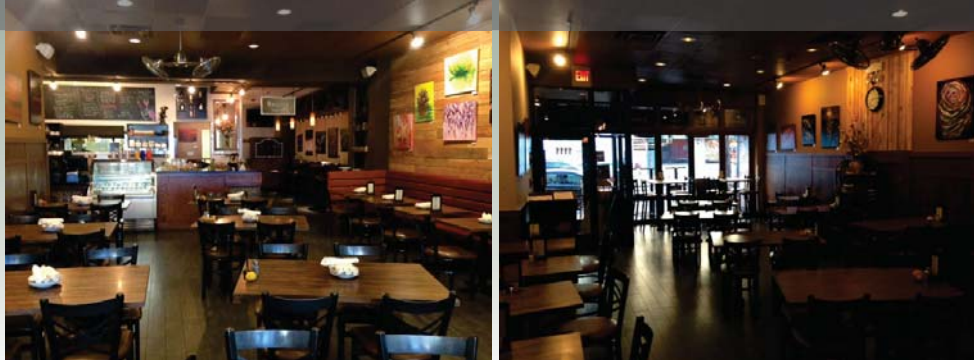
156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

*Mancini's Italian Bistro*



**OPERATING BUSINESS.**

**DO NOT DISTURB EMPLOYEES OR MANAGEMENT**



## Oak Park

Oak Park is a village adjacent to the western side of the city of Chicago. It's the 25th largest municipality in Illinois as measured by population, and has easy access to downtown Chicago due to public transportation such as the 'L' Blue and Green lines, CTA buses, and Metra commuter rail. Oak Park has a bustling business district and active arts community, resulting in part from its favorable location adjacent to Chicago, only 7 miles west. It is home to numerous businesses and arts & entertainment organizations. With several tourist attractions, Oak Park receives national and international tourists throughout the year. The fledgling arts district on Harrison, bounded by Austin Avenue to the east and Ridgeland Avenue to the west, is currently experiencing a revival with boutique galleries, shops and restaurants providing shopping and nightlife. Oak Park is home to several regional and national events annually.

**1111 Lake St. Oak Park, IL 60301**

Size	2,500 SF (Approx.)
Licenses	Outdoor Patio, Liquor and Retail Food
Rental Rate	\$5,000 Fixed Until 2017
Price	\$214,900 (Business & Asset Sale) <i>Price Reduced!</i>

For additional information or to schedule a showing contact:

◀Smart Phone (QR Code)

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	17,789	142,447	402,374
2013 Female Population	20,421	157,777	427,493
2013 Total Population	38,210	300,224	829,867
2013 Total Households	17,507	104,489	269,669

## Income

2013 Median Household Income	\$67,302	\$50,427	\$47,449
2013 Per Capita Income	\$43,979	\$23,935	\$20,095
2013 Average Household Income	\$93,735	\$68,005	\$61,390

## Nearby Businesses

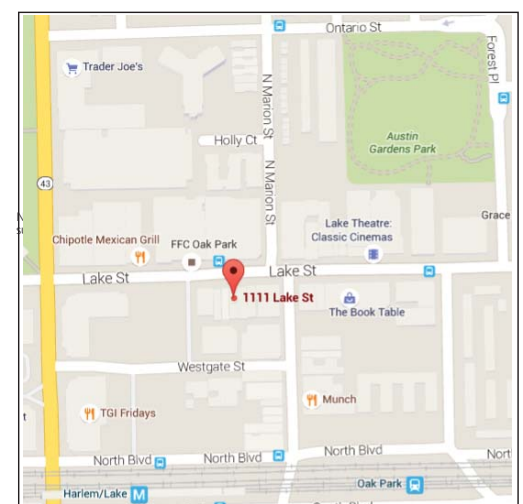
Paper Source	Munch
Trader Joe's	Chipotle
Bruegger's Bagels	Five Guys
Lake Theater Classic Cinemas	

## Highlights

Well-established, profitable bar and restaurant with catering in the heart of Oak Park's downtown entertainment district; surrounded by high-end boutique retailers, restaurants and nightlife. In addition to a strong dine-in following, this multi revenue stream restaurant offers a robust and growing corporate catering business. Features include a newly-renovated separate bar/seating area & dining room, an outdoor-seasonal sidewalk patio, and a fully-finished basement with walk-in coolers and prep area. Separate rooms for office, storage and liquor as well.

## Map

b/t Illinois Route 43 & Marion St.



**LISTING # INFO**

Agent(s) Responsible	Jarrett Fradin <a href="mailto:jarrett@kudangroup.com">jarrett@kudangroup.com</a>
Transaction Type	Business and Asset Sale with Lease Assignment - Includes 2011 Transit Connect Delivery and Catering Vehicle and Trailer.
Type of Property	Bar/Restaurant
Confidential	<b>Operating business. Do not disturb employees or management.</b>
<b>Property Data</b>	
Property Name	Mancini's Italian Bistro
Address	1111 Lake Street
City, Zip Code	Oak Park, IL 60301
Area	Oak Park
County	Cook
Sale Price	\$214,900 (Business & Asset Sale) <i>Price Reduced!</i>
Rental Rate	\$5,000 Fixed Until 2017
Lease Type	Net
Lease Term	3.5 Years on Base Term W/ 4 -Five Year Options
Escalations	3%
Security	2 Months Base rent
Tax & Cam	\$700 (\$3.36 PSF)
# of Seats	Under 99 Patio Seating for 16
Stories	Single story with finished basement
Basement	Full basement for prep, refrigeration, office and storage.
Outdoor	Sidewalk seating
Size	+/-2,500 SF (Approx.)
Parking	Street
Zoning	B-4 - Downtown Business District
Licenses	Liquor, Outdoor Patio and Retail Food
Nearby Businesses	Paper Source, Lake Theater Classic Cinemas, Bruegger's Bagels, Trader Joe's, Munch, FFC Oak Park, Chipotle, Five Guys
Property Description	Well-established, profitable bar and restaurant in the heart of Oak Park's downtown entertainment district; surrounded by high-end boutique retailers, restaurants and nightlife. In addition to a strong dine-in following, this multi revenue stream restaurant offers a robust and growing corporate catering business. Features include a newly renovated separate bar/seating area & dining room, an outdoor-seasonal sidewalk patio, and a fully-finished basement with walk-in coolers and prep area. Separate rooms for office, storage and liquor as well. <b>Operating business. Do not disturb employees or management.</b>

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

**LISTING # INFO**

Business Description	Proven, successful and profitable restaurant/ bar make this a truly turn-key opportunity for any new or experienced restaurant operator. Additional catering and wholesale Gelato sales add to the business's ongoing success. Please contact agent for additional financial information and revenue streams.
Cross Streets	Lake St and N. Marion St.