

Buffalo Grove - Chicago Northwest Suburbs FULLY EQUIPPED RESTAURANT WITH A NEW BUILD-OUT & LARGE HOOD



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

86 W. Dundee Rd. Buffalo Grove, IL



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

Buffalo Grove

Buffalo Grove is an affluent village located in the northern suburbs of Chicago, and in Cook and Lake counties in Illinois, United States. The town was named for Buffalo Creek, which was itself named for bison bones found in the area. In July 2009, Buffalo Grove was listed at No. 65 on Money "best places to live" list. The village is also home to two different annual festivals, one being the Buffalo Grove Days held in September and an Arts Festival held in mid July. Through-out the village, there are a number of various business parks.

86 W. Dundee Rd. Buffalo Grove, IL

Size (Approx.)	3,969 SF
Rental Rate	\$6,000 per Month (Net)
Price	\$74,900 (Business Only) Price Reduced!



For additional information or to schedule a showing contact:
 ◀Smart Phone (QR Code)
 Adam Salamon
 312.575.0480 Ext. 13
 Adam@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	11,351	63,983	132,093
2013 Female Population	12,351	67,122	139,395
2013 Total Population	23,702	131,105	271,488
2013 Total Households	9,427	49,051	102,776

Income

2013 Median Household Income	\$69,985	\$72,625	\$76,432
2013 Per Capita Income	\$32,500	\$33,225	\$35,837
2013 Average Household Income	\$81,690	\$88,234	\$93,960

Nearby Businesses

Fedex Office
 H&R Block
 Subway
 The Continental

Highlights

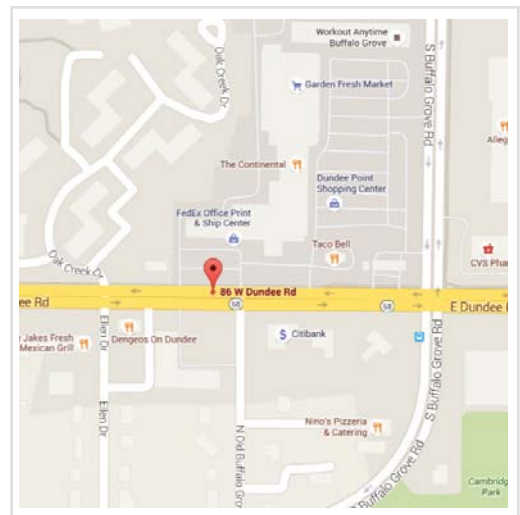
Attractive restaurant located in highly desirable Buffalo Grove. Fully equipped with a new build-out. Clean, spacious kitchen with a large hood. Includes a separate bar area and a private party room as well.

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. 339 3-9-2012

Map

Dundee Rd. & S. Buffalo Grove Rd.



LISTING INFO

Agent(s) Responsible	Adam Salamon 312.575.0480 ext. 13 adam@kudangroup.com
Transaction Type	Business Only
Type of Property	Restaurant/Bar
Real Estate included in price?	No
Property Data	
Property Name	Rito's Grill & Cantina
Address Line 1	Dundee Point Shopping Center
Address Line 2	86 W. Dundee Rd.
City, Zip Code	Buffalo Grove, IL 60089
Area	Northwest Suburbs
County	Cook
Sale Price	\$74,900.00 (Business Only) <i>Price Reduced!</i>
Rental Rate	\$6,000.00 per Month
Lease Type	Net
Lease Term	Ten Years
Yearly Adjustment	\$6,900 per Month (Years 5-10)
CAM, Insurance & Taxes	\$434.96 per Month
Security Deposit	\$18,000 per Month
# of Seats	125
Size	3,969 SF
Parking	Large Lot
Zoning	B-3
Licenses	Food, Liquor
A/C & Heat	HVAC
Electric (amps)	200 Amps
Type of Basement	None
Ceiling Heights	10 ft.
Nearby Businesses	Fedex Office, H&R Block, Subway, The Continental
Business Description	Attractive restaurant in highly desirable Buffalo Grove, located in the Dundee Point Shopping Center. Fully equipped with a new build-out. Clean spacious kitchen with a large hood. There is a separate bar area and a private party room as well.
Location Description	Buffalo Grove is an affluent village located in the northern suburbs of Chicago, and in Cook and Lake counties in Illinois, United States. The town was named for Buffalo Creek, which was itself named for bison bones found in the area. In July 2009, Buffalo Grove was listed at No. 65 on Money "best places to live" list. The village is also home to two different annual festivals, one being the Buffalo Grove Days held in September and an Arts Festival held in mid July. Through-out the village, there are a number of various business parks.

LISTING INFO

Cross Streets	Dundee Rd. & S. Buffalo Grove Rd.
Business Data	
Is the business currently operating?	<i>Yes. Operating Business. Please do not disturb employees or management.</i>
Year Established	2014
Years of Operation	Two years
No. of Employees	10-12
Hours of Operation	11am-10pm Mon.-Thurs. 11am-Midnight Fri.-Sat. 11am-9pm Sunday
Approx. Annual Gross Sales	\$562,000
FF&E included in price?	Yes
Will seller provide training?	Yes