

# Woodridge - Chicago Western Suburbs UPSCALE RESTAURANT, BAR AND ENTERTAINMENT VENUE

## The Six-Thirty Bar + Restaurant



### Woodridge, IL

Woodridge is a suburb of Chicago, located in DuPage County with portions in Will County and Cook County. Woodridge is bordered by Naperville to the west, Downers Grove to the northeast, Darien to the east and Lemont to the south. Two major interstates run through Woodridge: The North-South Tollway (I-355) and the Stevenson Expressway (I-55). Other important routes are 75th Street and Illinois Route 53. Woodridge is the home of Home Run Inn pizzeria chain and Pabst Brewing Company. It is also home to three multi-screen movie theaters, as well as numerous dining options ranging from fast food to formal banquets. In July 2007, Woodridge was ranked #61 on Money Magazine's "100 Best Places to Live".

### 6315 Main St. Woodridge, IL 60517 - The Six-Thirty Bar + Restaurant

Size	6,511 SF (Approx.)
Parking	Ample, 50+ Spaces
Rental Rate	\$15/SF (NNN/Percentage Rent)
Sale Price	\$49,900 (Business Only) <b>Price Reduced!</b>

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	5,690	47,804	127,720
2013 Female Population	5,561	49,163	133,527
2013 Total Population	11,251	96,967	261,247
2013 Total Households	5,216	38,074	99,359

### Income

2013 Median Household Income	\$80,270	\$83,628	\$84,253
2013 Per Capita Income	\$49,106	\$43,947	\$43,312
2013 Average Household Income	\$105,923	\$110,762	\$112,531

### Nearby Businesses

Cinemark at Seven Bridges  
Seven Bridges Golf Club  
Clara's Italian Restaurant  
VIP Thai Cuisine

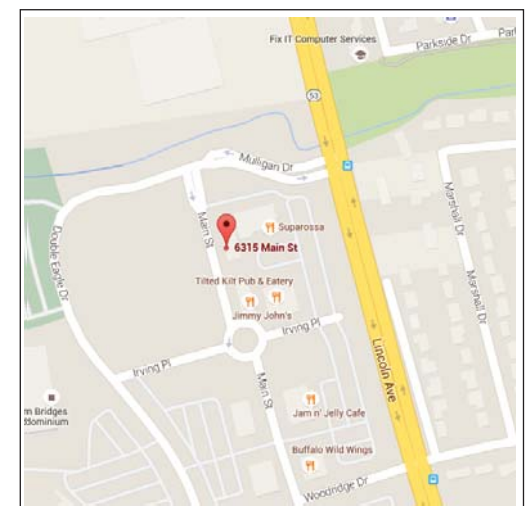
### Highlights

Upscale restaurant, bar and entertainment venue available in the busy Main St. at Seven Bridges Shopping Center. Turn-key condition with a fully-equipped kitchen and two large exhaust systems. Newly redesigned bar area creates great flow throughout the space. Large patio wraps around the restaurant and a stage area provides great space for live entertainment.

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. At30 11.09.15

### Map

Route 53 and Mulligan Dr.



## LISTING INFO

Agent Responsible	Adam Salamon <a href="mailto:adam@kudangroup.com">adam@kudangroup.com</a>
Type of Property	Restaurant/Bar
Sale or Lease	Business Sale
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	The Six-Thirty Bar + Restaurant
Address	6315 Main St.
City, Zip Code	Woodridge, 60517
Area	Western Suburbs
County	DuPage County
Sale Price	\$49,900.00 <i>Price Reduced!</i>
Rental Rate	\$15/SF, NNN
Lease Type	Triple Net/Percentage Rate
Lease Expiration	September 1, 2020
Yearly Adjustment	Rent increases to \$8,681.33/Months 43-54 \$9,223.92/Months 55-66
Options	Two Three-Year Options
CAM & Insurance	Pro-Rata Share
Security Deposit	\$28,409.66
Taxes	\$4.21/SF
Building Type	Brick
# of Seats	180 Dining Room, 50 Bar, 50 Patio
Stories	One Story
Size	6,511 SF
Parking	50+
Licenses	Retail Food, Liquor
A/C & Heat	Central HVAC
Type of Basement	None
Ceiling Heights	14'
Nearby Businesses	Cinemark at Seven Bridges, Seven Bridges Golf Club, Clara's Italian Restaurant, VIP Thai Cuisine, Jimmy John's, Tilted Kilt
Property Description	Main St. at Seven Bridges Shopping Center
Cross Streets	Route 53 & Mulligan Dr.
<b>Business Data</b>	
Business Description	Upscale restaurant, bar, and entertainment venue available in the busy Main St. at Seven Bridges Shopping Center. Turn-key condition, with a fully equipped kitchen and two large exhaust systems. Newly redesigned bar area creates great flow throughout the space. Large patio wraps around the restaurant and a stage area provides great space for live entertainment. Contact agent for more details or to schedule a showing.
Is the business currently operating?	No

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**LISTING INFO**

Year Established	2015
Years of Operation	1 year
No. of Employees	15-20
FF&E included in price?	Some assets will be transferred with the sale of the business, some are tied to the lease
Inventory included in price?	Yes
Will seller provide training?	Yes