

Glenview, Illinois PROFITABLE QUICK-SERVICE CONCEPT WITH FULL KITCHEN AND OUTDOOR SEATING

Fitness Cafe



GLENVIEW, ILLINOIS

Glenview is an affluent suburb ideally located on Chicago's North Shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of U.S. corporations and their offices including Anixter, Aon, Avon and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. As of the 2013 census, the village population totaled 50,692.

Fitness Cafe - 2532 Waukegan Rd. Glenview, IL 60025

Size (Approx.)	1,814 SF
Lease	\$3,779.17/mt
Lease Type	Net
Price	\$149,000 (Business Sale)

◀ Website URL (QR Code)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	3,153	38,964	120,506
2013 Female Population	3,699	42,636	129,153
2013 Total Population	6,852	81,600	249,659
2013 Total Households	2,818	30,380	92,291

Income

2013 Median Household Income	\$100,322	\$91,195	\$81,217
2013 Per Capita Income	\$48,462	\$41,645	\$38,769
2013 Average Household Income	\$116,306	\$110,755	\$103,562

Nearby Businesses

Jewel-Osco
Panera Bread
Costco
Pinstripes
Buffalo Wild Wings

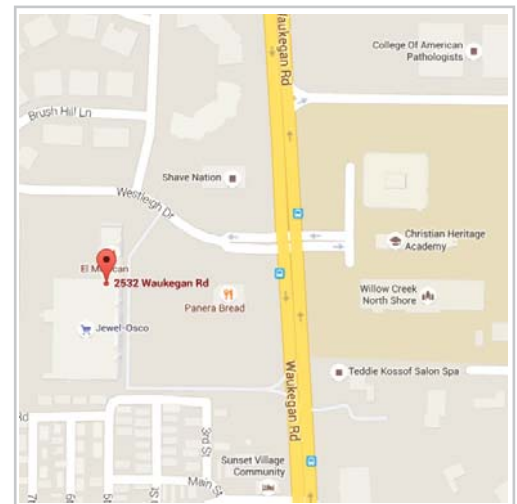
Description

Profitable restaurant operating in Glenview, IL. Located in the Heatherfield Shops with Jewel-Osco anchor. Quick-service, healthy food restaurant/cafe. Includes full kitchen and outdoor seating.

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. A126 09-01-2015

Map

Waukegan Rd.



LISTING INFO

Agent	Jerrod Rosen (jerrod@kudangroup.com)
Transaction Type	Business Only
Type of Property	Restaurant
Sale or Lease	Sale
Real Estate included?	No
Property Data	
Property Name	Fitness Cafe
Address	2532 Waukegan Road
City, Zip Code	Glenview, IL 60025
Area	Fitness Cafe
County	Cook
Sale Price	\$149,000 (Business)
Rental Rate	Year 2 - \$3,779.17/mt Year 3 - \$3,892.54/mt Year 4 - \$4,009.32/mt Year 5 - \$4,129.60/mt
Lease Type	Net Lease
Lease Term	Five year with a Five year option. Initial 5 year term expires March 18, 2019.
Additional Rent	Tenant is responsible to pay an additional 5% for Percentage Rent after Gross Sales Breakpoint. (Ask agent for details).
Taxes/CAM	Tenant is responsible to pay 2.03% of estimated operating charges and property taxes. (\$2,270/mt estimated).
Square Feet	1,814 S.F.
Parking	Shopping Center Parking
Licenses	Retail Food
A/C & Heat	Central
Basement`	No
Nearby Businesses	Jewel-Osco, Panera Bread, Costco, Pinstripes, Buffalo Wild Wings
Property Description	Profitable restaurant operating in Glenview, IL. Located in the Heatherfield Shops with Jewel-Osco anchor. Quick-service, healthy food concept. Includes full kitchen and outdoor seating.
Building Type	Shopping Center
Exclusions	Please ask agent

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LISTING INFO

Business Data	
Is the business currently operating?	Yes
Business Description	Quick-service, healthy food concept. Aims to serve salads, wraps, bowls, sandwiches and smoothies set to American Heart Association guidelines. No food is prepared with saturated fat and everything is made fresh to order. Fruits and vegetables are delivered to the location daily.
Year Established	2014
Years of Operation	2
Hours of Operation	9:00am-8pm/7 days/wk
Reason for selling	Different business venture
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training/owner financing?	Yes

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