

Waukegan - Chicago Northern Suburb FREESTANDING, BUFFET-STYLE RESTAURANT WITH EXCELLENT VISIBILITY



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

3900 Northpoint Blvd. Waukegan, IL 60085



Waukegan, IL

Waukegan is the ninth-largest city in Illinois by population. It is the fifth-largest city on the western shore of Lake Michigan, after Chicago, Milwaukee, Green Bay, and Kenosha. The city has a very diverse populations and neighborhoods to which it's commonly called "mini Chicago". Housing is as diverse with ranges from the \$100K's in the inner city to the \$1M+ on the southwest side.

3900 Northpoint Boulevard. Waukegan, IL 60085

Size	8,342 SF (Building) 54,886 (Land)
Occupancy	250
Parking	150 Spaces
Price	\$1,200,000 (Real Estate Sale)

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			
2015 Male Population	6,512	39,683	93,743
2015 Female Population	6,513	40,266	88,486
2015 Total Population	13,025	79,949	182,229
2015 Total Households	4,666	26,668	57,656

Income

2015 Median Household Income	\$55,516	\$52,086	\$56,961
2015 Per Capita Income	\$28,152	\$24,859	\$28,298
2015 Average Household Income	\$78,587	\$73,504	\$82,649

Nearby Businesses

Wal-Mart

Denny's

Anastasia's Restaurant & Sports Lounge

Courtyard Chicago Waukegan/Gurnee

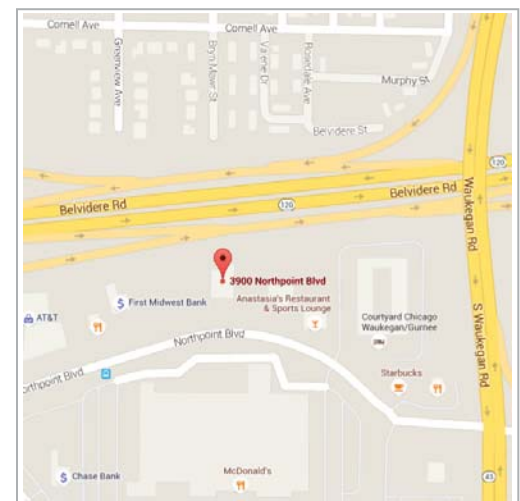
Highlights

Fully-fixture and newly updated buffet-style restaurant. Features a 7-table buffet and several private dining areas. Seating for 250. Parking for 150. Located at the entrance of the recently redeveloped Fountain Square. Across the street from Super Wal-Mart and 4 multi-floor unit hotels. Surrounded by nighttime entertainment and a multitude of Fortune 500 corporations. Excellent visibility from Route 120 (Belvidere Road) as well as Fountain Square Shopping Center.

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. 686 02-18-16

Map

Northpoint Boulevard/Lakehurst Road



3900 NORTHPOINT BLVD. (HUNAN HIBACHI BUFFET)

Agent Responsible	Jarrett Fradin
Transaction Type	Building & Land (Real Estate)
Type of Property	Restaurant/Bar
Property Information	
Property Name	Hunan Hibachi Buffet
Address	3900 Northpoint Boulevard
City, Zip Code	Waukegan, IL 60085
Area	Northern Suburbs
County	Lake County
Asking Price	\$1,200,000 (Real Estate Sale)
Taxes	2014- \$30,338.55
PIN #'s	07-25-300-010-0000, 07-25-309-009-0000
Building Type/Year Built	1980
# of Seats / Occupancy	250
Stories	One
Square Feet	Building - 8,342. Land - 54,886.
Lot Size	1.26 Acres
Parking	+/- 150
Zoning	B-2, General Commercial District
Licenses	Retail Food/Liquor (Beer Wine) Class C
A/C & Heat	Central Building Heat/Air
Electric (amps)	Ample
Type of Roof & Age	Redone within last 8 yrs.
Type of Basement	Partial
Ceiling Heights	10-30ft
Business Description	Fully -fitted and newly updated buffet style restaurant featuring a 7 table buffet and several private dining areas. Seating for 250. Parking for 150+ cars.
Property/Location Description	Located at the entrance of recently redeveloped Fountain Square. Across the street from Super Wal-Mart and 4 multi-floor unit hotels. Surrounded by nighttime entertainment & a multitude of Fortune 500 corporations. Excellent visibility from Route 120 (Belvidere Road) as well as Fountain Square Shopping Center.
Cross Streets	Northpoint Boulevard/Lakehurst Rd.
Hours of Operation	M-Th: 11-4am. F-Sat: 7am-4am. Sun: 11am-3am.
Annual Gross Sales	Contact Listing Agent for Financial Information.
FF&E included in price?	Yes
Training?	TBD

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