

# Lombard, Illinois NEWLY BUILT-OUT RESTAURANT/BAR WITH SOPHISTICATED BEER TAP SYSTEM

500 E. Butterfield Road



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT**



Lombard, IL

Lombard is a village in DuPage County. It is served by Metra's Union Pacific West Line, as well as highways I-88 and I-355 and Routes 38, 53, 56 and 64. Lombard is a popular hub for shopping and restaurants in the Chicago suburbs. The village is also home to one of the nation's major regional shopping malls – Yorktown Center with anchor stores such as Von Maur, JC Penney, Carson Pirie Scott & more.

322 Yorktown Shopping Center/500 E. Butterfield Rd. - Beer House

Size (Approx.) 3,175 SF of Floor Space

Zoning B-3

Type Restaurant/Bar

Price \$125,000 (Business Only) Price Reduced!

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	6,776	47,960	128,760
2015 Female Population	7,145	51,295	134,983
2015 Total Population	13,921	99,255	263,743
2015 Total Households	5,540	39,471	98,732

## Income

	1-mi.	3-mi.	5-mi.
2015 Median Household Income	\$69,579	\$71,541	\$76,571
2015 Per Capita Income	\$36,790	\$38,392	\$40,730
2015 Average Household Income	\$92,412	\$95,461	\$107,580

## Nearby Businesses

AMC Theatre  
Capital Grill  
Buca Di Beppo  
The Limited  
Lucky Strike Bowling Lanes  
Marhsalls

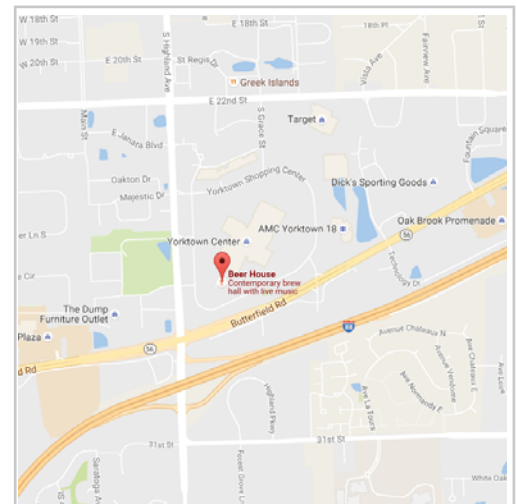
## Description

Newly built-out space with large walk-in beer cooler and sophisticated 60 tap system. Rare beer-only liquor license in place in busy shopping center with 150 stores and 20 restaurants and bars.

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

### Yorktown Mall



## LISTING INFO

Agents Responsible	Jerrod Rosen 312-575-0480
Is this Confidential?	No
Transaction Type	Business Only, No Real Estate
Type of Property	Restaurant/Bar
Sale or Lease	Sale
<b>Property Data</b>	
Address	Beer House 322 Yorktown Shopping Center 500 E. Butterfield Rd.
City, Zip Code	Lombard, IL 60148
Area	Western Suburbs
Sale Price	\$125,000 (Business Only) <b>Price Reduced!</b>
Rental Rate	\$90,183.23 Base Rent Until July 31, 2017 Plus Percentage Rent Rate of 6% of gross sales in excess of breakpoint of \$1,311,272.00. 3% Increases thru base term August 1,2019 3% Increases on first 3 year option period and second 5 year option thru July 31, 2028
Lease Type	Triple Net
Lease Term	5 year term with one Three Year option and one Five Year option
Yearly Adjustment	See above
Exclusions	Artwork
Security Deposit	\$7,082.90
CAM Insurance	\$11.55/sq ft
Taxes	\$6.83/sq ft
Building Type	Located in New/Upscale Shopping Center
Stories	1
Size	3,175 sq ft of Floor Space
Seats	Ask Agent
Parking	Extremely Large Mall Parking Lot
Zoning	B-3 - Business District
A/C & Heat	Central with multiple units
Electric (amps)	400 amps
Type of Roof & Age	Flat/New-Landlord responsibility
Type of Basement	None
Nearby Businesses	AMC Theatre (17 screens), Capital Grill, Buca Di Beppo, The Limited, Lucky Strike Bowling Lanes, Marshalls, Target and Express.
Space Description	Newly built out space with large walk-in beer cooler and sophisticated 60 tap system. Rare beer-only liquor license in place in busy shopping center with 150 stores and 20 restaurants and bars.
Location	Restaurant located in Upscale Yorktown Mall/88 corridor. High traffic area with numerous retailers, restaurants and movie theatre.
Exclusions	Italian Restaurant, Asian Cuisine, Seafood, Mexican Restaurant, Steak House, Book Store (Magazines,Periodicals/Newspaper, Recorded Music,Video Tape/Game Store) Coffee Shop, Banking Institution

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