

# Elmhurst - West Chicago Suburbs FULLY-FURNISHED AND NEWLY-REMODELED BAR & RESTAURANT

Confidential #693



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

## Elmhurst

Elmhurst is a city in DuPage and Cook Counties, conveniently located just 16 miles west of Chicago's Loop. It is a vibrant, tree-lined community that offers a variety of retail shops, fine dining, entertainment venues and events. Elmhurst has a thriving downtown with numerous restaurants, boutique shops and a 10-screen movie theater. There are over 50 restaurants in Elmhurst today. It is home to Elmhurst Memorial Hospital, Elmhurst College, and the headquarters of Sunshine Biscuits, McMaster-Carr Supply Co. and Famous Amos cookies. Elmhurst is served by Pace buses and a commuter railroad station with service to downtown Chicago. O'Hare International Airport is eighteen minutes from Elmhurst.

	<b>Confidential #693</b>
Size	4,950 SF
Rental Rate	\$8,387.80 per Month (Net) / \$20.33 PSF
CAM/Insurance/Taxes	\$2,453.00 per Month
Sale Price	\$299,000 (Business Only) <i>Price Reduced!</i>



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			
2015 Male Population	8,347	58,426	152,503
2015 Female Population	9,066	59,759	156,091
2015 Total Population	17,413	118,185	308,594
2015 Total Households	6,091	40,821	106,139

## Income

2015 Median Household Income	\$97,449	\$70,002	\$61,905
2015 Per Capita Income	\$46,500	\$33,007	\$28,569
2015 Average Household Income	\$125,050	\$94,107	\$82,337

## Note

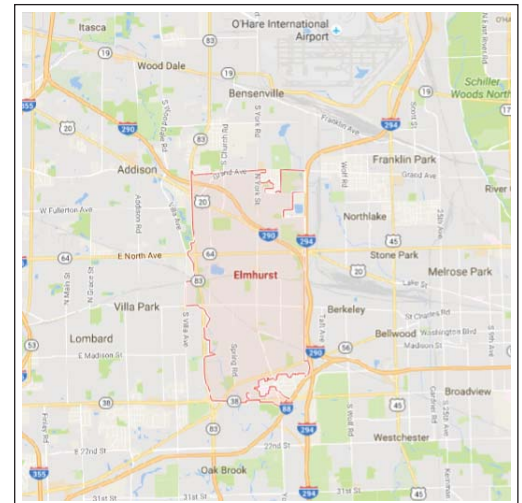
*This listing is confidential. Please see the enclosed Non-Disclosure Agreement (NDA) for further instructions.*

## Highlights

Fully-furnished and newly remodeled bar & restaurant located in the heart of the Elmhurst commercial district. Surrounded by restaurant, retail and nightlife. Open floor plan with large bay windows. Large Chef's kitchen, private dining area and chef's table. Large bar/lounge area with granite top bar and high top tables. Highly dense neighborhood provides a great opportunity for any chef owner. Additional storage above walk-in cooler, back hallway and water heater room. Separate exterior common garbage dumpster room. *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. 522 1-14-2013

## Map Elmhurst, IL



**\*\*Please fill out completely to receive information\*\***

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description	Fully Furnished and Newly Remodeled Bar & Restaurant in Elmhurst, IL
Asking Price	\$299,000 (Business) <i>Price Reduced!</i>
Where did you see the listing?	
Code # if Applicable	693
<b>Your contact info:</b>	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) \_\_\_\_\_ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leasing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

**PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.**

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
<b>Please Fax to Kudan Group, Inc. 312.244.3187</b>	