

# Midlothian- Chicago Suburbs CLASSIC IRISH BAR WITH MULTIPLE PATIOS AND HIGH REVENUE VIDEO GAMING

Confidential Code #C108



**OPERATING BUSINESS.**

**DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

## Midlothian, IL

Midlothian is a village in Cook County in the state of Illinois. It is a southwestern suburb of Chicago. Midlothian is bordered by Crestwood and Robbins to the north, Posen to the east, Markham to the south, and Oak Forest to the west. Wealthy Chicagoans founded the Midlothian Country Club in the early 1900's and growth began to pick up. Formally incorporated in 1927 and named after the nearby golf course, Midlothian today has a population over 15,000 residents.

Confidential Code #C108 - Midlothian, IL

Building Size (Approx.) 5,029 SF

Lot Size (Approx.) 29,787 SF

Parking 57 Parking Spaces

Price \$1,250,000 (Real Estate) \$310,725 (Business)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	2,131	42,334	111,233
2015 Female Population	2,019	45,044	121,144
2015 Total Population	4,150	87,378	232,377
2015 Total Households	1,522	29,843	83,656

## Housing

2015 Total Housing Units	1,619	30,030	85,128
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## Income

2015 Median Household Income	\$62,999	\$58,995	\$56,748
2015 Per Capita Income	\$26,847	\$24,546	\$26,373
2015 Average Household Income	\$73,114	\$71,070	\$72,660

## Nearby Businesses

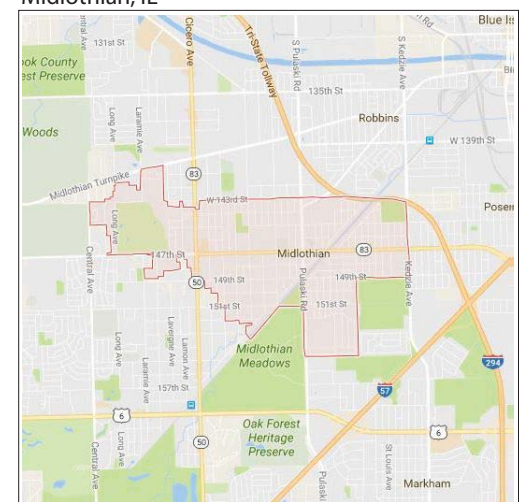
Confidential listing. Please contact agent for full details.

## Property Description

Classic Irish Pub with multiple patios and high revenue video gaming. Located in the Central Business District of Midlothian. Space features a full bar and full dining room with seating for 300 Total (including outdoors). Separate carry-out and to-go pizza business. Multiple 60" large screen TVs and Flashpoint POS system included. Weekly DJ and live music.

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. 652 04-21-14

## Map Midlothian, IL



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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description	Classic Irish Bar with Multiple Patios and High Revenue Video Gaming
Asking Price	\$1,250,000 (Real Estate) \$310,725 (Business)
Where did you see the listing?	
Code # if Applicable	C108
<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>	