

# Evergreen Park- Chicago Suburbs LONGSTANDING SOUTH SIDE IRISH BAR WITH LARGE PATIO

Confidential Code #C109



**OPERATING BUSINESS.**

**DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

Evergreen Park, IL

Evergreen Park is a village in Cook County, Illinois. The suburb of Evergreen Park is surrounded by the city of Chicago on three of its sides, while Oak Lawn and Hometown border its west. Chicago's Ashburn community is to its north, Beverly is to its east and south, and Mount Greenwood is to its south. Evergreen Park has a total area of 3.16 square miles, all land. The village was once home to an indoor shopping mall originating in the early 1950s. Evergreen Plaza was noted historically as the first modern America mall and set the standard for American mall development until the 1980s. It closed in 2013 after 61 years of operation, and is currently under redevelopment. Retail department store Carson's was the first to open, with a celebratory grand opening in September of 2016.

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Building Size (Approx.)	2,300 SF
Lot Size (Approx.)	3,128 SF
Parking	30 Spaces
Price	\$650,000 (Real Estate) \$100,000 (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	11,207	94,632	256,463
2015 Female Population	11,904	105,922	288,337
2015 Total Population	23,111	200,554	544,800
2015 Total Households	8,064	73,061	186,494
Housing			
2015 Total Housing Units	1,619	30,030	85,128
Income			
2015 Median Household Income	\$82,425	\$61,191	\$47,944
2015 Per Capita Income	\$34,936	\$28,820	\$22,206
2015 Average Household Income	\$96,305	\$78,246	\$64,126

## Nearby Businesses

Confidential listing. Please contact agent for full details.

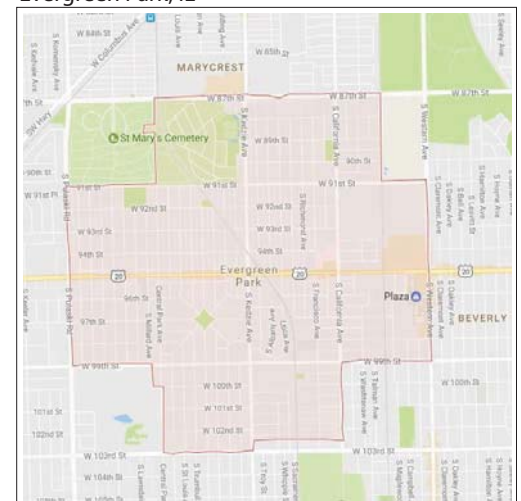
## Property Description

Longstanding South Side Irish Bar. Local hangout famous for its pizza and St. Patrick's Day celebrations. Large patio attracts great business in the summer. Multiple TVs, Juke box and live gaming. Pizza business with a to-go pick up window.

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. 652 04-21-14

## Map Evergreen Park, IL



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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description	Longstanding South Side Irish Bar with Large Patio in Evergreen Park
Asking Price	
Where did you see the listing?	
Code # if Applicable	C109
<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>	