

Naperville - Chicago Suburbs ESTABLISHED NEIGHBORHOOD BAR FOR SALE

1550 N. Route 59 - Danny's Pub & Grill



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



Naperville is a city in DuPage and Will counties in Illinois, voted the second best place to live in the United States by Money Magazine in 2006. As of the 2010 census, the city had a total population of 141,853. It is the fifth largest city in the state, behind Chicago, neighboring Aurora, Rockford, and Joliet. Approximately 100,000 Napervilleans live in DuPage County, while about 45,000 reside in Will County. Once a quaint farming town, Naperville has evolved into an affluent city with numerous corporate headquarters located in the city. In a 2010 study, Naperville was named as the wealthiest city in the Midwest and eleventh in the nation with a population over 75,000.

1550 N. Route 59 Naperville, IL - Danny's Pub & Grill

Size	2,890 SF
Number of Seats	98 Including Bar
Rental Rate	\$6,610 per Month (NNN)
Price	\$165,000 (Business Only)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	6,756	32,056	84,572
2015 Female Population	7,316	34,008	88,135
2015 Total Population	14,072	66,064	172,707
2015 Total Households	6,237	26,134	63,058

Income

2015 Median Household Income	\$79,963	\$82,721	\$83,033
2015 Per Capita Income	\$43,733	\$43,425	\$40,740
2015 Average Household Income	\$96,946	\$107,966	\$109,766

Nearby Businesses

Starbucks
Wendy's
Subway
Adam's Pizza

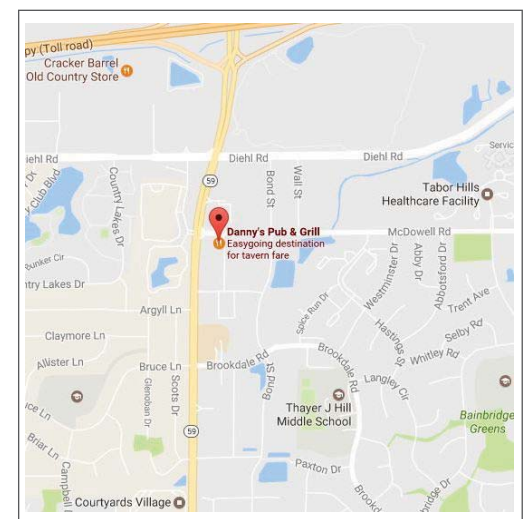
Business Description

Local bar/tavern located in a strip mall in Naperville, IL. True dive bar established for over 25 years. This casual eatery is famous for its burgers, with over 25 different types on the menu. Draws a crowd of local business professionals at lunch, and families and adults on the weekdays and weekends. Rustic interior complete with wood beamed ceilings and Irish decor. Also offers classic pub gaming, including darts & pool. Furniture, Fixtures and Equipment are included in the asking price. *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. F79 3-8-2013

Map

Just South of McDowell & Diehl Roads



LISTING INFORMATION

Agent	Chad Severson chad@kudangroup.com
Transaction Type	Business Only
Type of Property	Bar/Restaurant/Tavern
	Property Data
Property Name	Pebblewood Center
Business Name	Danny's Pub and Grill
Address	Suite 190, Pebblewood Plaza, 1550 N. Route 59
City, Zip Code	Naperville, Illinois, 60563
Area	Western Suburbs
County	DuPage
Sale Price	\$165,000 (Business)
Rental Rate	\$6,610.00
Lease Type	NNN
Lease Term	5 year with 3 years remaining
Lease Options	One 5-year option.
Yearly Adjustment	\$100 per month
CAM & Insurance	CAM: \$1285 annually, Insurance included in rent
Security Deposit	\$5,200.00
Building	Strip Mall, Built in 1988.
# of Seats	98 including bar
Stories	Single
Size	2,890 SF
Parking	Public
Licenses	Class B, Liquor License
A/C & Heat	Separate units, less than 5 years old
Electric (amps)	200 amp
Type of Roof & Age	Membrane
Ceiling Heights	9ft - 15ft, varies
Nearby Businesses	Starbucks, Wendy's, Subway, Adam's Pizza, Lee's Chinese
Property Description	Local bar/tavern located in a strip mall in Naperville, IL. True dive bar established for over 25 years. This casual eatery is famous for its burgers, with over 25 different types of half-pound burgers on the menu. Draws a crowd of local business professionals at lunchtime, as well as families and adults on the weekends. Rustic interior complete with wood beamed ceilings and Irish decor. Also offers classic pub gaming, including darts & pool. Furniture, Fixtures and Equipment are included in the asking price.
Cross Streets	Just south of McDowell & Diehl Roads

LISTING INFORMATION

	Business Data
Is the business currently operating?	Yes, <i>OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.</i>
Year Established	1991
Years of Operation	25 years, same owner
No. of Employees	12
Hours of Operation	till 1am M-Th, 2am Fri and Sat, and 10pm on Sundays
Reason for selling	Retiring
Approx. Annual Gross Sales	\$500,000
FF&E included in price?	Yes, 2 fryers, char broiler, flat top, 4 burner stove, side by side freezer, slicer, ice machine, dish machine, (both owned) oversized prep table, 2 cash registers, and much more!
Inventory included in price?	Yes, \$10,000
Will seller provide training?	Yes, 2 weeks Mon-Fri
Competition/Market Overview	Only local bar for miles. Tenured regulars and clientele. Operation makes money monthly. Owner is ready to retire.
Growth/Expansion possibilities	Strip mall expansion to spaces next door, carry-out, to go business.