

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

14753 Cicero Ave.



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.

14753 Cicero Ave. Midlothian, IL 60445

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:

Bob Borchardt

312.575.0480 Ext. 12

bob@kudangroup.com

Chad Severson

815.404.9171

chad@kudangroup.com



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

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
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

Walgreens
Fannie May
White Castle
CVS

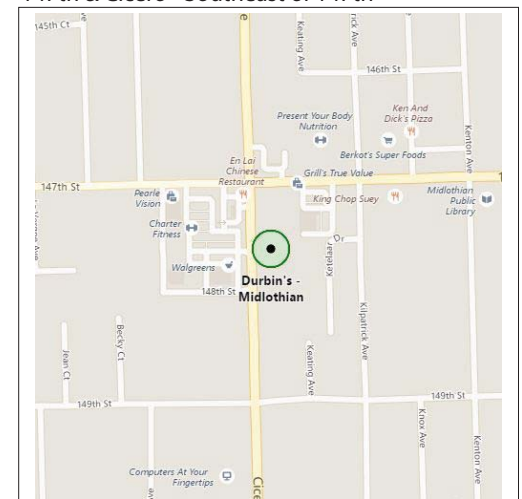
Property Description

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

147th & Cicero - Southeast of 147th



LISTING INFORMATION

Agent Responsible	Chad Severson Bob Borchardt
Is this Confidential?	Yes. OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.
Transaction Type	Real Estate & Business
Type of Property	Sports Bar/ Irish Pub
Sale or Lease	Sale, PIN #: 28-10-300-019-0000
	Property Data
Business Name	Durbin's Midlothian
Address	14753 Cicero Avenue
City, Zip Code	Midlothian, Illinois 60445
Area	Southern Suburbs
County	Cook
Sale Price	\$1,250,000 (Real Estate) \$310,725 (Business)
CAP Rate	10%
Taxes	\$48,000 (approx.)
Building Type and Year Built	Single Story, 1970's
# of Seats	Bar: 25, Dining: 125, Outdoor Patios (3e): 150+
Stories	One
Size	5,029 SF
Lot Size	29,787 SF : 151 x 197
Parking	57
Zoning	B-3 Commercial
Licenses	Class A
A/C & Heat	Electric / Gas
Electric (amps)	200 amp
Type of Roof & Age	Membrane, 3 years old
Ceiling Heights	9ft
Nearby Businesses	Walgreens, Fannie May, White Castle, CVS, TrueValue
Property Description	Classic Irish Bar 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 (indoors & outdoors). Separate carry-out and to-go pizza business. Multiple 60" large screen TVs and Flashpoint POS system included. Weekly DJ and live music.
Cross Streets	147th & Cicero, Southeast of 147th
	Business Data
Is the business currently operating?	Yes

LISTING INFORMATION

Year Established	2008
Years of Operation	9
No. of Employees	12
Hours of Operation	11-3 Fri and Sat, 11-2 all others
Reason for selling	Retirement
Approx. Annual Gross Sales	\$1,300,000
FF&E included in price? Value?	Yes, \$50,000
Inventory included in price? Value?	Yes, \$18,000
Will seller provide training? How long?	Yes, 1 month
Competition/Market Overview	Great local bar, plenty of regulars.
Growth/Expansion possibilities	increase to go / pizza business, increase in video gaming