

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

10244 S. Kedzie Ave.



**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.

10244 S. Kedzie Ave. Evergreen Park, IL

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:

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	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

	1-mi.	3-mi.	5-mi.
2015 Total Housing Units	1,619	30,030	85,128

Income

	1-mi.	3-mi.	5-mi.
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

McDonald's
Jewel
CVS
Pop's Beef

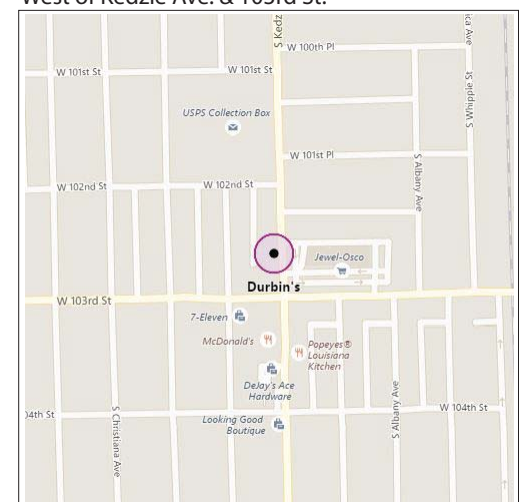
Property Description

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. 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 West of Kedzie Ave. & 103rd St.



LISTING INFORMATION

Agent(s) Responsible	Bob Borchardt Chad Severson
Is this Confidential?	Yes. OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.
Transaction Type	Business and Real Estate
Type of Property	Single-Story Irish Bar & Restaurant
Sale or Lease	Sale
Property Data	
Business Name	Durbin's Evergreen Park
Address	10244 South Kedzie Ave.
City, Zip Code	Evergreen Park, Illinois 60805
Area	Southern Suburbs
County	Cook
Sale Price	\$650,000 (Real Estate) \$100,000 (Business)
CAM & Insurance	No Cam, \$7,000 Annual Insurance (approx.)
Taxes	\$30,000 Annually (approx.)
Building Type and Year Built	Single Story, 1985
# of Seats	Dining room: 70, Bar: 15, Patio: 50
Stories	Single
Size	2,300 SF
Lot Size	3,128 SF / .071 acres
Parking	30
Zoning	Commercial
Licenses	Class A
A/C & Heat	Electric / Gas
Electric (amps)	200 amp
Type of Roof & Age	Membrane, 10 years old
Type of Basement	Slab: 1,000sf
Ceiling Heights	9-10ft
Nearby Businesses	McDonalds, Jewel, CVS, Pops Beef, Shell Gas
Property Description	Longstanding South Side Irish Bar. Local hangout famous for pizza and St. Patrick's Day celebrations. Large patio attracts great business in the summer. Pizza business with to-go pick up window.
Location Description	West of Kedzie & 103rd
Cross Streets	Just west of Kedzie & 103rd, on the North side of street
Business Data	
Is the business currently operating?	Yes
Business Description	Local Dive Irish Bar
Year Established	2007

LISTING INFORMATION

Years of Operation	9
No. of Employees	5
Hours of Operation	11am - 2am daily
Reason for selling	Retiring
Approx. Annual Gross Sales	\$600k
FF&E included in price? Value?	Yes
Inventory included in price?	No
Will seller provide training? How long?	Yes, 4 weeks
Competition/Market Overview	n/a
Growth/Expansion possibilities	Brand has 8 locations, growth for To-go sales and dine in sales