

# Willowbrook - Chicago Northwest Suburb TURN-KEY, FULLY BUILT-OUT BAR, GRILL AND ENTERTAINMENT VENUE



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

Confidential #C116



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

## Willowbrook, IL

Willowbrook is a village in DuPage County, Illinois. Willowbrook is an affluent suburb located 20 miles west of Chicago. Average household incomes within a three mile radius are in excess of \$116,000 annually.

### CONFIDENTIAL CODE #C116

Size	3,390 SF
Rental Rate	\$5,924 SF per Month
Rental Type	Gross
Price	\$149,000 (Business Only)

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

Chad@kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	3,304	15,249	63,012
2015 Female Population	3,601	16,335	68,104
2015 Total Population	6,905	31,584	131,116
2015 Total Households	2,544	12,130	51,295

## Income

2015 Median Household Income	\$80,077	\$78,764	\$77,556
2015 Per Capita Income	\$43,091	\$42,594	\$42,736
2015 Average Household Income	\$116,960	\$110,877	\$108,179

## Note

*Confidential listing. Follow instructions in the enclosed Non-Disclosure Agreement (NDA) to receive full details.*

## Business Description

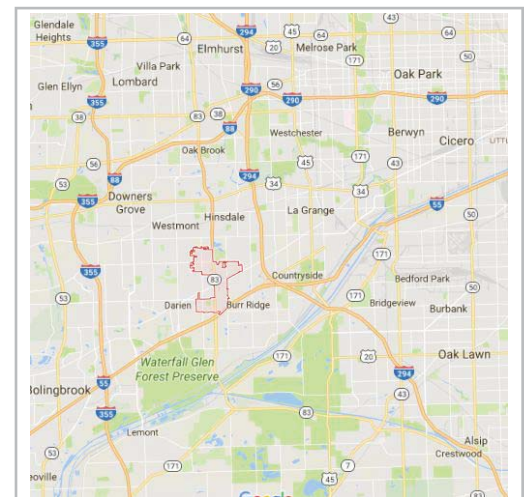
Turn-key business for sale in the affluent suburb of Willowbrook, IL. Fully built-out bar and grill with a stage for live entertainment. Located at the end cap of a strip mall. Live music room on weekends stages Open MIC Nights, DJ's, Charity Events and Fundraisers.

**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. 4/58 April 19, 2010

## Map

Willowbrook, IL



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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description(s)	Turn-Key, Fully Built-Out Bar/Grill/Entertainment Venue in Willowbrook, IL
Asking Price:	\$149,000 (Business Only Sale)
In which publication/web site did you see the listing?	
Code #	C116
<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 leaseing 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. 312.575.0497</b>	