

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

10S656 S. Kingery Hwy. Willowbrook, IL 60527



**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.

## Scapegoat Lounge - 10S656 S. Kingery Hwy. Willowbrook, Il 60527

Size	3,390 SF
Rental Rate	\$5,924 SF per Month
Rental Type	Gross
Price	\$99,900 (Business Only) <b>Price Reduced!</b>

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

Chad@kudangroup.com



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

### Nearby Businesses

McDonald's  
Auto Doc  
Pizza Track  
Enterprise Rental

### Business Description

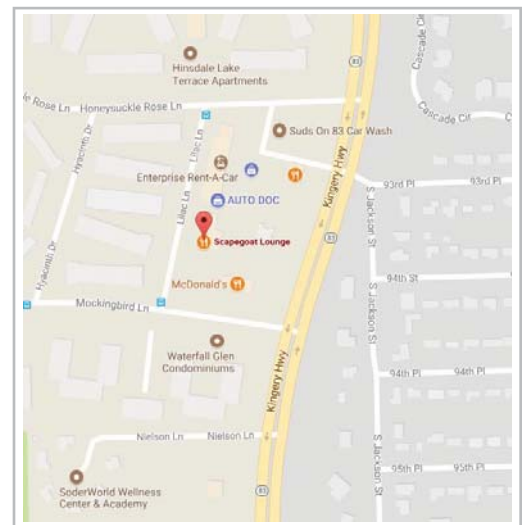
Turn-key business for sale in the affluent suburb of Willowbrook, IL. Fully built-out bar and grill with a stage for live entertainment. Located at the end cap of a strip mall. Live music room on weekends stages Open MIC Nights, DJ's, Charity Events and Fundraisers.

**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. 458 April 19, 2010

### Map

1 mile south of 91st and Kingery Rd.



## LISTING INFORMATION

Agent(s) Responsible	Chad Severson chad@kudangroup.com
Is this Confidential?	Yes. <b><i>Operating Business. Do not disturb employees or management.</i></b>
Transaction Type	Business Only Sale
Type of Property	End Cap in a strip mall on Route 83 in Willowbrook. Somerset Plaza
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	Scapegoat Lounge
Address	10S656 S. Kingery Highway
City, Zip Code	Willowbrook, IL 60527
Area	South West Suburbs
County	DuPage
Sale Price	\$99,900 (Business Only) <b><i>PRICE REDUCED!</i></b>
Rental Rate	\$5,924 per Month (Gross)
Lease Type	Gross
Lease Term	5 year with 4 years left
Options	Two 5-yr
Yearly Rental Adjustment	1% every year of options, to total 5% in 5 years
CAM & Insurance	Roughly \$1,200 in pass throughs
Security Deposit	\$9,323
Taxes	n/a, included in pass throughs
Building	Strip mall, 15 years old
# of Seats	Fire Capacity 200
Stories	Single
Size	3,390 SF

## LISTING INFORMATION

Parking	Ample 100+
Zoning	B-1
Licenses	Class B Liquor, Retail On-premise
A/C & Heat	Electric HVAC and Gas heat
Electric (amps)	n/a
Type of Roof & Age	New membrane 2016
Type of Basement	None
Ceiling Heights	20ft
Nearby Businesses	McDonald's, Tobacco Shop, Pizza Track, Chinese restaurant, Enterprise Rental, Auto-doc, Liquor store, Pantry, Pancake house. Mall is 90% full
Property Description	End cap in a strip mall. Turn key business, less than 1 year old, fully built out Bar and Grill with stage.
Location Description	On route 83/Kingery Hwy, 2 miles south of Route I-55 on West side of the road.
Cross Streets	1 mile South of 91st and Kingery Road
<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating Business. Do not disturb employees or management.</i></b>
Business Description	Best bar and restaurant in DuPage County! Live music room on weekends, and sports bar every day open. Open Mic night, DJ's, Charity events and fundraisers.
Year Established	2016
Years of Operation	1
No. of Employees	10
Hours of Operation	3pm - 1am, Fri/Sat open until 2am, open at noon on Sat/Sun
Reason for selling	Retiring

### LISTING INFORMATION

Approx. Annual Gross Sales and NOI	\$100,363.00 Food and Beverage, monthly games @ about \$200, (not video Poker). Opened in late December 2017
FF&E included in price?	Yes: \$70,000
Inventory included in price?	Yes, Liquor: \$14,000.00, Food and dry goods: \$4,000.00
Will seller provide training?	Negotiable
Competition/Market Overview	No other bars within 3 miles. Only establishment to watch sports and live entertainment within 3 mile radius. Only 21 and older bar in area, but can be changed.

### PHOTOS BELOW



## LISTING INFORMATION

