

Joliet - Chicago Southwest Suburbs PRIME CORNER REAL ESTATE WITH A RESTAURANT BUSINESS FOR SALE



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

Confidential Listing #C117



Demographics

Population	
Total Population (2014)	147,928
Female Population	78,056 (52.8%)
Male Population	69,872 (47.2%)
Median Age	33.1

Housing	
Housing Units	38,176

Income	
Median Household Income in 2015	\$58,363
Per Capita Income in 2015	\$22,662

Note

This is a confidential listing. Please see the instructions in the enclosed NDA to receive more information.

Property Description

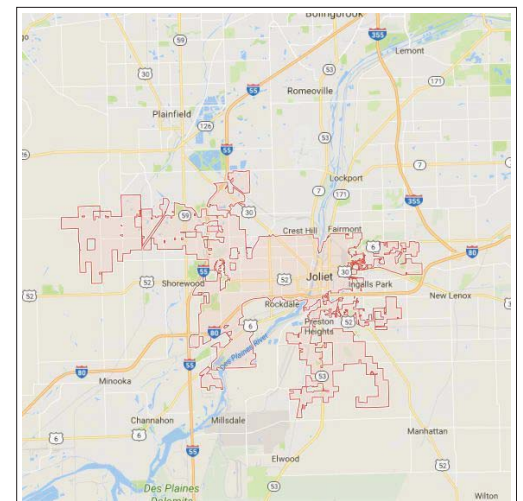
Prime corner real estate for sale including a restaurant and detached building (currently leased to a catering company). The restaurant property consists of a 3,630 SF building situated on a 14,937 SF parcel. The second subject property consists of a 547 SF building situated on a 5,159 SF corner parcel. Restaurant business included with the sale; catering business not included.

Operating businesses. 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. 896.12-23-2010

Map

Joliet, IL



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

Joliet, IL

Joliet is the third largest city in Illinois by population, and the second largest municipality in the state by land area. The City is 25 miles from Chicago Midway International Airport and 45 miles from Chicago O'Hare International Airport. The city is home to a strong and diverse retail base including a major regional mall. Retail opportunities exist within numerous commercial corridors as infill sites and as vacant pads. Manufacturing and logistics continue to expand with Amazon, IKEA, Mars, Whirlpool, Saddle Creek Logistics and others selecting Joliet as home. Major attractions in Joliet include historic downtown architecture, the Rialto Theater, Harrah's Casino, Hollywood Casino, Joliet Slammers baseball at Silver Cross Field, NASCAR at Chicagoland Speedway, Ironworks Park, Bicentennial Park, Autobahn Country Club, and four regional bicycle trails. Joliet and the Will County Region are experiencing a continuation of the residential, commercial and industrial growth that was interrupted during the great recession. Permit activity continues to accelerate bringing millions of dollars of private investment to Joliet.

	Confidential Listing (Must sign NDA for more Information)
Size (Approx.)	3,630 SF Building on 14,937 SF Lot
	547 SF Building on 5,159 SF Lot
Lot Size (Total)	20,096 SF
Asking Price	\$840,000 (Real Estate + Business)

For additional information or to schedule a showing contact:

Chad Severson

815.404.9171

chad@kudangroup.com

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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Prime Corner Real Estate with a Restaurant Business for Sale
Asking Price	\$840,000 (Real Estate + Business)
Where did you see the listing?	
Code # if Applicable	C117
Your contact info:	
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 leasing 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:
Please Fax to Kudan Group, Inc. 312.575.0497	