

Crest Hill - Chicago Southwest Suburbs MUSIC VENUE/BAR WITH VIDEO GAMING IN A STRIP MALL



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

802 Theodore St. Crest Hill, IL - Bada Brew



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



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	6,700	47,872	90,998
2015 Female Population	7,081	46,238	91,044
2015 Total Population	13,781	94,110	182,042
2015 Total Households	5,394	32,675	63,267
Housing			
2015 Total Housing Units	5,605	32,609	55,826
Income			
2015 Median Household Income	\$51,413	\$49,751	\$57,649
2015 Per Capita Income	\$24,989	\$23,194	\$26,051
2015 Average Household Income	\$62,973	\$62,973	\$72,019

Nearby Businesses

Pantry Plus
Dari Delite
Kegler's Sports Bar & Grill

Description

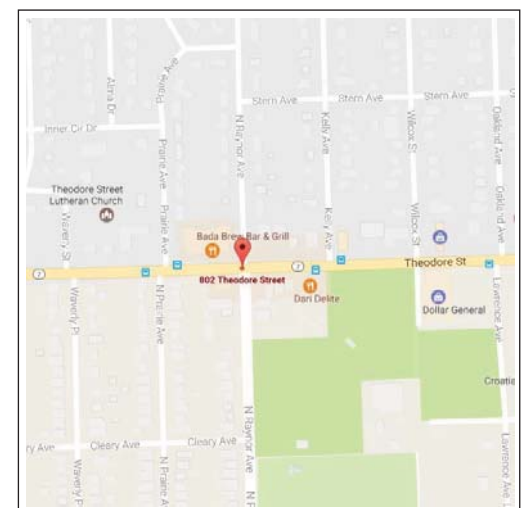
Music venue/bar with high revenue video gaming, located in a strip mall in Crest Hill, IL. All Furniture, Fixtures and Equipment included in the asking price. Fully equipped kitchen with Black Iron / Hood. Additional entertainment includes pool and billiards.

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. F72 1-16-2013

Map

Route 7 and Raynor Ave.



Crest Hill
Crest Hill is a city in Lockport Township, Will County, Illinois.

Bada Brew - 802 Theodore St. Crest Hill, IL 60435

Size	5,300 SF Divisible
Rental Rate	\$4,000 per Month
Rental Type	Modified Gross
Price	\$74,900 (Business and Assets) Price Reduced!

For additional information or to schedule a showing contact:

Chad Severson
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LISTING INFORMATION

Agent Responsible	Chad Severson
Is this Confidential?	NO
Transaction Type	Business and Asset Sale / Lease Assignment
Type of Property	Bar/Restaurant
Sale or Lease	Sale
Property Data	
Property Name	Bada Brew in Theodore Plaza
Business Name	Bada Brew
Address	802 Theodore Street
City, Zip Code	Crest Hill, Il 60435
Area	Southern Suburbs
County	Will
Sale Price	\$74,900 (Business and Assets) Price Reduced!
Rental Rate	\$4,000 per Month
Lease Type	Modified Gross
Lease Term	Yearly
Lease Options	New tenant will be required to sign new lease under \$4,000 Gross, Negotiable.
Yearly Adjustment	\$0.00
Security Deposit	\$2,800
Taxes	N/A
Building Type and Year Built	Strip Mall, age N/A
# of Seats	200+
Stories	Single
Size	5,300 SF Divisible
Parking	25+ Street Parking
Zoning	N/A
Licenses	Tavern, Entertainment, and Retail Food
A/C & Heat	Ask Agent
Electric (amps)	Ask Agent
Type of Roof & Age	Membrane
Type of Basement	None
Ceiling Heights	8ft. to 15ft.
Nearby Businesses	Pantry Plus
Property Description	5,300 SF music venue and bar with high revenue video gaming. Located in a strip mall in Crest Hill, IL. All FF&E included in asking price. Additional entertainment includes pool and billiards.
Location Description	Crest Hill is a city in Lockport Township, Will County, Illinois.
Cross Streets	Route 7 and Raynor Ave.

LISTING INFORMATION

Business Data	
Is the business currently operating?	Yes, <i>Operating business. Do not disturb employees or management.</i>
Business Name	Bada Brew
Year Established	2014
Years of Operation	3
No. of Employees	12
Hours of Operation	11am daily to 2am (weekends)
Reason for selling	Retiring
Approx. Annual Gross Sales	Ask Agent
FF&E included in price? Value?	Yes: Hitachi televisions, leased \$100k sounds system with board, pool tables, dart boards, 16 camera security system, 5 gaming machines bringing in \$45,000 annually, fully equipped kitchen with Black Iron / hood, Blodgett pizza deck oven, dough roller, flat top, fryers, refrigerator, freezer, ice machine and more!
Inventory included in price? Value?	Yes / \$10,000
Will seller provide training? How long?	Yes / 3 months
Competition/Market Overview	Only local music venue with high gaming revenues.
Growth/Expansion possibilities	Private parties, to-go, Financing Available, cheap rent!