

Orland Park, IL - Chicago Southwest Suburb PRIME RESTAURANT/BAR WITH REAL ESTATE AVAILABLE FOR SALE

39 Orland Square Dr. Orland Park, IL



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

Orland Park, IL

Orland Park is a village located in Cook County, Illinois; 25 miles southwest of Chicago. Orland Park is close to several interstate highways and linked to the Chicago Loop via the Metra commuter rail system. Orland Park's retail/commercial sectors remain strong, even in the current economic climate. The community offers many dining options, as many national chains are drawn to the area, reporting outstanding sales numbers for these locations. The village is home to Orland Park Crossing and Orland Square Mall. The mall is a 1.2+ million sf regional shopping center constructed in 1975, and recently purchased and renovated by national operator Simon Property Group. A myriad of national retailers, eateries, and services are located within these shopping centers, ancillary neighborhood centers, and at out-lot locations along the corridor.

Square Celt - 39 Orland Square Dr. Orland Park, IL 60462

Size (Approx.)	9,635 SF Building
	5,500 SF Outdoor Patio
Lot Size (Approx.)	76,228 SF / 1.75 Acres
Asking Price	\$2,800,000 (Real Estate + Business) Price Reduced!

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

	Orland Park, IL
Population	
2013 Male Population	28,288
2013 Female Population	30,815
2013 Total Population	59,103
2013 Total Households	22,381
Incomes	
2015 Median Household Income	\$83,812
2015 Per Capita Income	\$43,504

Note

PLEASE NOTE THAT THERE IS AN OPERATING BUSINESS AT THIS LOCATION. PLEASE DO NOT DISTURB EMPLOYEES OR MANAGEMENT. ALL SHOWINGS MUST BE ACCOMPANIED BY AGENT.

Business Description

Alehouse themed restaurant/bar with real estate for sale in affluent Orland Park, IL. One-story commercial building with large outdoor patio and bar and ample parking. Extensive FF&E included. Great location in the heart of a destination shopping area by Orland Square Mall. Nearby Sears store to be converted to AMC Movie Theatre as well as multiple national dining concepts coming to area soon!

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. 4/5/14 April 19, 2010

Map

Outlot of Orland Square Mall



Agent Responsible	Chad Severson chad@kudangroup.com
Is this Confidential?	Semi-Confidential. Operating business. Do not disturb employees or management. All showings must be accompanied by listing agent.
Transaction Type	Real Estate and Business for Sale. Restaurant can be leased for long term financially stable tenant.
Type of Property	Commercial - Restaurant. PIN#: 27-10-300-024-0000
Sale or Lease	Sale preferred. Lease can be negotiated with financially strong candidate. National tenant preferred but not mandatory.
Property Data	
Property Name	Square Celt Ale House & Grill
Address	39 Orland Square Drive
City, Zip Code	Orland Park, IL 60462
Area	Southwestern Suburbs
County	Cook
Sale Price	\$2,800,000 (Real Estate + Business) Price Reduction!
Taxes	2015: \$82,906 2016: \$82,889.94 Based on March 2017 First Half Payment of \$45,598.47 Which was 55% of Taxes Paid in 2017
Building Type and Year Built	Initially constructed in 1981, with extensive renovation in 2014. Subject site was improved with masonry/steel/ wood frame commercial building comprising approximately of 9,635 SF of gross building area (GBA).
# of Seats	240+
Stories	One
Size (Approx.)	9,635 SF Building plus 5,500 SF Outdoor Patio

Lot Size (Approx.)	Irregular shaped, interior/out-lot site comprising 76,228 SF or 1.75 acres.
Occupancy	500 Inside, 400 Outside
Parking	Ample parking (Approx. 77 to 90 spaces). Paved open surface parking. In addition, according to the property owner and Village officials, a shared parking agreement allows for overflow parking at the neighboring property to the west.
Zoning	COR, Mixed-Use Core District
Licenses	Class A Restaurant
A/C & Heat	Package system located on roof
Electric (amps)	2000 amps
Type of Roof & Age	Flat/ pitched /Bitumen (flat)/ asphalt shingle and aluminum panels (pitched areas). In addition to the main building roof structure, the property also includes a louvered pergola system over a portion of the patio.
Type of Basement	None, Poured concrete slab foundation
Ceiling Heights	9-12+ feet
Nearby Businesses	Famous Daves, Texas Roadhouse, Orland Square Mall, Multiple National Tenants
Property Description	The subject site is situated on an irregular shaped, interior/out-lot site comprising approximately 76,228 sf or 1.75 acres. The subject site was improved with a one-story, masonry/steel/ wood frame constructed, commercial building comprising approximately 9,635 sf of gross building area (GBA). Initially constructed in 1981, the improvements were extensively renovated beginning in 2014. The property also includes an approximately 5,500 sf outdoor patio that is licensed for an additional bar and outdoor seating. The large outdoor patio is an above-typical restaurant feature for this market and includes: a louvered pergola system, full outdoor bar with plumbing and tappers, fire features with underground gas lines to building. This outdoor beer garden includes a stage for live music.
Location Description	The subject is located in the village of Orland Park, approximately 21 miles southwest of Chicago's Loop. The subject property is situated in

	the heart of a destination shopping area along the U.S. 45 corridor, specifically in an out-lot location of the Orland Square Mall. The mall is a 1.2+ million sf regional shopping center constructed in 1975, and recently purchased and renovated by national operator Simon Property Group. This mall and its neighboring Orland Park Place power center, comprising an additional 700,000+ sf, serve as the primary demand generators for the subject's larger La Grange Road corridor. A myriad of national retailers, eateries, and services are located within these shopping centers, ancillary neighborhood centers, and at out-lot locations along the corridor.
Cross Streets	The subject property is an interior out-lot (i.e. Orland Square Drive mall frontage roadway on Mall west side) located along Orland Park Drive adjacent to Orland Square Mall within close proximity to US 45 – La Grange Road.
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Alehouse themed restaurant and bar with three rooms, four bars, and outdoor patio / beer garden with stage for live music. Four walk-in coolers and two hoods included with bar and kitchen equipment. Also includes life safety package with sprinklers, extensive Audio - Visual package, three bars with 30 beers and one bar with 12 beers. For summary equipment list see below.
Year Established	2014
Years of Operation	3
No. of Employees	40
Hours of Operation	Opens at 11am daily, close at 1am weekly, 2am weekends.
Reason for selling	Investment
FF&E included?	Yes
Competition	Biggest and best patio in the area, live music, catering, private parties, holiday buffets, to-go business...

Summary Equipment List

8e Krowne Metal pass through ice bins
2e True Food bottle coolers
2e True Food refrigerated back bar cabinets with glass doors
1e Perlick Refrigerated back bar keg box
1e T&S Brass three compartment sink
2e Eagle Group two compartment sinks
3e True Food Refrigerated Pizza tables
Bakers Pride Pizza Oven
Blodgett Hydrovection oven
Vulcan 6 burner gas range
2e Vulcan Salamanders
Vulcan Achiever Char-broiler
3e Pitco Frialators (deep fryers)
Wolf Range Counter top Griddle
True Food Ice Cream cabinet/freezer
2e walk-in cooler and 1 walk-in freezer
Multiple stand-up freezers
Hobart Slicer
Cookshack smoker
Dish machine
Multiple prep tables
Metro shelves and more!
10 terminal Aloha POS system
1 portable bar
Over 40 televisions
Gas fire pits on patio
16 camera security system
30 handle draft system with taps and much much more!