

# Bolingbrook, IL FREESTANDING FAST CASUAL RESTAURANT WITH DRIVE THRU AND PATIO



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126 W. Boughton Rd.



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



**Bolingbrook**  
Bolingbrook is a relatively new suburb of Chicago, having been incorporated in 1965. The first settlement in what is now Bolingbrook was established in 1831. Modern Bolingbrook has its roots in the housing boom of the 1950s. During the 1980s, growth in Bolingbrook and Will County slowed considerably as the focus of Chicago-area growth in that decade largely shifted to the northern tier of suburbs in Lake and McHenry counties. By 1990, Bolingbrook's population had only increased by about 10% from the previous decade, to about 41,000. The main benefit of this slower growth is that it allowed the village's infrastructure (especially its school district) to catch up with its population. The 1990s ushered in a second wave of strong growth to Bolingbrook, as Will and nearby Kendall counties once again became the Chicago metropolitan area's fastest growing subregion.

## Chick N' Run - 126 W. Boughton Rd. Bolingbrook, IL 60440

Size (Approx.)	1,500 SF Indoors + 1,200 SF Patio
Rental Rate	\$5,200 per Month (Gross)
Seats	8 Indoors + 50 Patio
Price	\$225,000 (Business & Assets)

For additional information or to schedule a showing contact:

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### Demographics

	Total
Population	
2016 Male Population	37,933
2016 Female Population	35,434
2016 Total Population	73,367
Income	
2016 Median Household Income	\$77,095
2016 Per Capita Income	\$30,638

### Nearby Businesses

Portillo's	Taco Bell
Honey Jam Restaurant	Los Burritos
Vick's Car Wash	Simply Yoga
Citgo Gas	FedEx

### Description

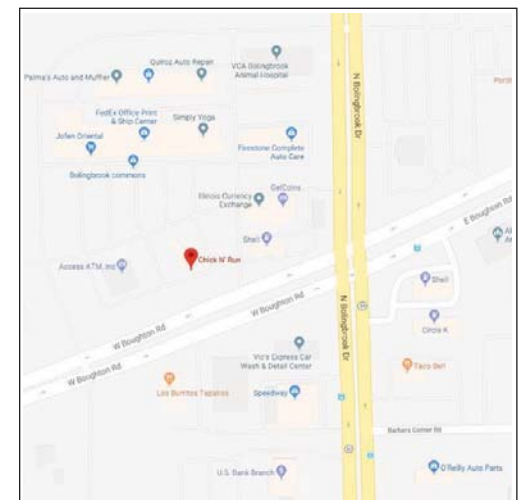
Freestanding fast casual restaurant with drive thru and great patio. Great location just west of old Route 53 and Boughton Road intersection. Completely remodeled with gorgeous build out. Landlord is willing to help expansion with TI funds.

*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. 3/61 4-2-15

### Map

Route 53 and Boughton Rd



DATA SHEET

Agent Responsible	Chad Severson
Transaction Type	Business & Assets for Sale with Lease Assignment
Type of Property	Free standing restaurant building with drive thru.
<b>Property Data</b>	
Property Name	Chick N' Run
Address	126 W. Boughton Rd.
City, Zip Code	Bolingbrook, IL 60440
Area	Southwest Suburbs
County	Will
Sale Price	\$225,000 (Business & Assets)
Rental Rate	\$5,200.00 per Month
Lease Type	Gross
Lease Term	10 Years, Still in 1st Year
Options	One 10-Year Option
Yearly Rental Adjustment	2.5% annually
Building Type and Year Built	2017 - 100% Remodeled from Ground Up
# of Seats	8 Indoors, 50+ on Patio
Stories	Single Story
Size	1,500 SF Indoors + 1,200 SF Patio. Building is expandable with Landlord help/funds available.
Lot Size	.40 Acre
Parking	35, 2 Handicapped
Zoning	Commercial
Licenses	Food Establishment, City of Bolingbrook
A/C & Heat	Electric / Gas
Sprinkler system	New 2017

Type of Roof & Age	1 Year Old, Membrane
Type of Basement	None
Ceiling Heights	10 Feet
Nearby Businesses	Portillo's, Honey Jam restaurant, Vick's Car Wash, Citgo Gas, Taco Bell, Los Burritos, Simply Yoga, FedEx, Firestone, and coming soon Andy's Ice Cream
Property Description	Free standing restaurant with drive thru and patio. Completely remodeled with gorgeous build-out. Landlord is willing to help expansion with TI funds.
Location Description	In out lot of Market Place of Mall Corners Barbers on north side of Boughton Road in Bolingbrook.
Cross Streets	Just north west of Bolingbrook Dr. and Boughton Road intersection.
<b>Business Data</b>	
Currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Description	Fast Casual Restaurant with Drive Thru
Year Established	2017
Years of Operation	1
No. of Employees	8
Hours of Operation	M-Sun, 11-10
Reason for selling	Retirement
Approx. Annual Gross Sales	July 2017 to July 2018: \$400,000
FF&E included in price?	Yes, \$150,000
Inventory included in price?	Yes, \$5,000
Will seller provide training?	Yes, 30 Days.
Competition/Market Overview	Great market with great facility.