

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



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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
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## 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

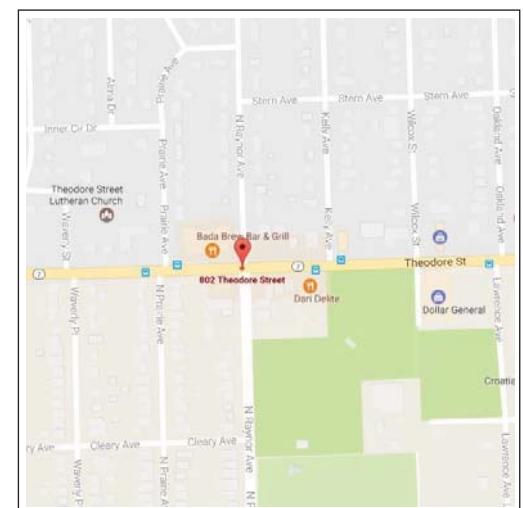
Music venue/bar with high revenue video gaming, located in a strip mall in Crest Hill, IL. All Furniture, Fixtures and Equipment included in the asking price. Fully equipped kitchen with Black Iron / Hood. Additional entertainment includes pool and billiards.

*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	\$50,000 (Business and Assets) <b>Price Reduced!</b>

For additional information or to schedule a showing contact:

Chad Severson  
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chad@kudangroup.com

**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
<b>Property Data</b>	
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	\$50,000 (Business and Assets) <b>Price Reduced!</b>
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**

<b>Business Data</b>	
Is the business currently operating?	Yes, <b><i>Operating business. Do not disturb employees or management.</i></b>
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!