

INTERIOR DESCRIPTION

This venue is a big and cozy (13,500 s.f.) brewery. You can catch live bands with all of your friends, host a fundraiser, arrange for tasting parties or have a few with old friends. Nevins's Brewing Company is an award winning brewery conveniently located in Wheaton/Naperville/Plainfield/Aurora area

The venue features a wide open floorplan with 25 foot ceilings, ample seating arrangements for up to nearly 500, and live band staging. No matter where you sit, you can easily view your favorite team on one of the 20 HD TVs on the dark wood and stone walls.

Always a fan favorite, the completely visible state-of-the-art brewhouse system that produces the Midnight Pig beer lineup. Guests are enamored by the large but intricate system. This combination Brewery & Pub provides inhouse retail space where guests can purchase all varieties of the Midnight Pig at the end of a visit or by walkin.

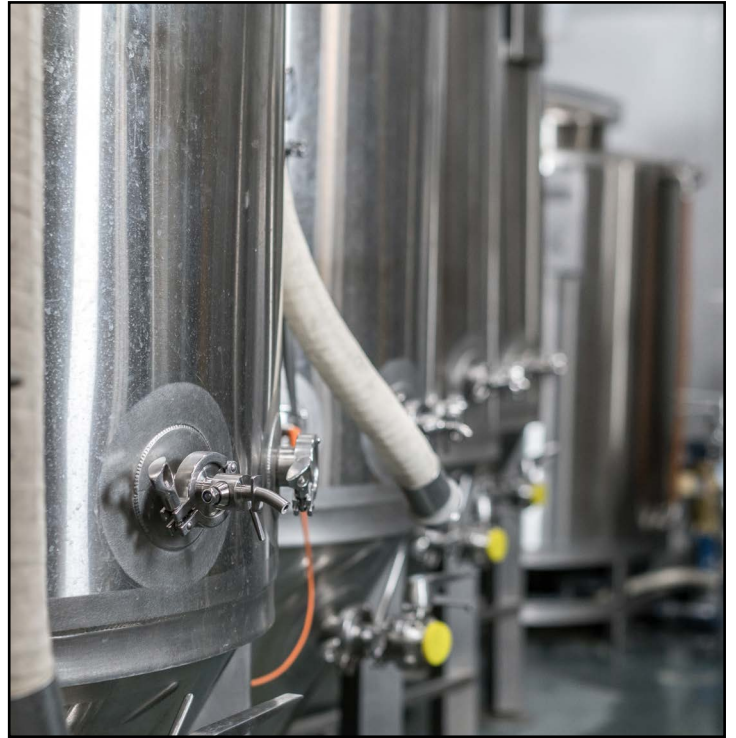
The entrance is a brick and stones facade which leads to the polished concrete, easily maintained floors. Pub's signature wooden beer barrels are seen throughout the space.

Area:	Wheaton/Naperville/ Plainfield/Aurora
Building Size:	13,500 SF
Patio Size:	1,900 SF
Net Rentable:	13,500 SF
Land Area:	Same footprint
Zoning:	C4 business district
Year Built:	2011
Licenses:	Full Brewery & Pub
Opening Date:	2012
Lease Ends:	Sep 2025
Annual Rents:	\$199,112 (NNN)
RE Owned/Leased:	Leased

Stories:	1
Foundation:	Concrete
Exterior:	Masonry and frame
Ceilings:	12' - 25'
Use:	Restaurant & Brewery
Seating:	393 (interior) + 75 (patio)

Area Demographics	
Market Population	42,138
Median Age:	35.1
Median Household Inc.:	\$122,825
Median House Value:	\$306,185

Fermenter Tanks:	6-15 BBL stainless
Bright Tanks:	6-15 BBL stainless
Touch Panel:	Siemens MP277
Glycol:	1-40 BBL stainless
Kettle:	1-15 BBL stainless
Cold/Hot Tanks:	2-30 BBL stainless



Confidential

Beer Line Up

DEVIL'S BREW
RESURRECTION
BOOTLEGGERS PARADISE
WINK & NOD
HORNER'S BREW
FOUR HORSEMEN
HOOK & HATCHET
GOLDEN GIRL
THE MIDNIGHT SMASHER

Opening Date:	2013
Annual Sales:	approx. \$87,000
Annual Kegs Sold:	approx. 2,500
Outlets:	150
