

# Tinley Park - Chicago South Suburbs

## BEAUTIFULLY BUILT TAVERN/RESTAURANT IN A STRIP MALL WITH OUTDOOR PATIO



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Chicago, Illinois 60661-1411  
kudangroup.com

Confidential #C137



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

### Tinley Park

Tinley Park is a village located primarily in Cook County, Illinois. It is one of the fastest growing suburbs south of Chicago. In 2009, BusinessWeek selected Tinley Park as the best place to raise a family in America. Tinley Park from the late 20th century to the present has been focused on renovation of its historic downtown district. This includes the creation of a park near the Metra station at Oak Park Avenue., as well as the South Street project, a multi-million dollar project with 200 apartments and 40,000 SF of commercial retail space. Tinley Park is home to the outdoor music venue - Hollywood Casino Amphitheater.

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Size	6,200 S.F. + 800 S.F. Patio
Rental Rate	\$9,000 per Month (NNN)
CAM & Insurance	\$7,100
Price	\$499,000 (Business & Assets)

For additional information or to schedule a showing contact:

Chad Severson

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### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	4,538	39,437	90,306
2015 Female Population	4,736	42,272	95,926
2015 Total Population	9,274	81,709	186,232
2015 Total Households	3,077	29,723	67,214
<b>Housing</b>			
2015 Total Housing Units	2,596	25,733	57,906
<b>Income</b>			
2015 Median Household Income	\$91,608	\$81,084	\$81,742
2015 Per Capita Income	\$36,953	\$36,346	\$36,500
2015 Average Household Income	\$111,338	\$99,649	\$100,748

### Nearby Businesses

*This is a confidential listing. Please see the enclosed Non-Disclosure Agreement (NDA) to receive the full details.*

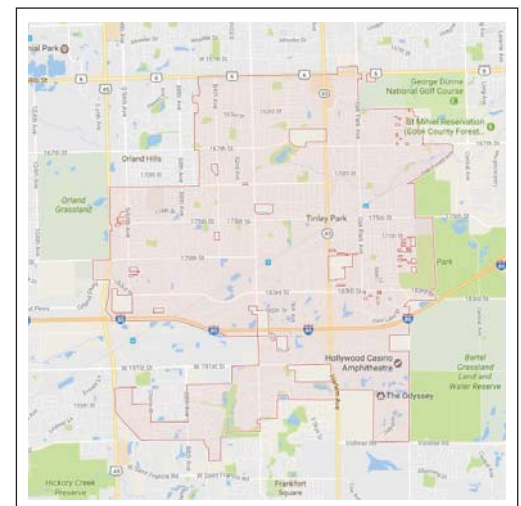
### Description

Beautifully built tavern and restaurant located in a busy strip mall with outdoor patio and bar. Operates as a craft beer pub with over 40 types of craft beers. Seats 187 inside and 150+ on outdoor patio. All FF&E included in asking price. Kitchen equipment includes 3 fryers, broilers, 8 burner stove, multiple cold and hot prep tables, and a double tank in-house oil filtration system. The space also includes a manager's office and a separate owner's office. *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

Tinley Park



**\*\*Please fill out completely to receive information\*\***

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description:	Beautifully Built Tavern/Restaurant in Strip Mall Location in Tinley Park
Asking Price:	\$499K (Business & Assets)
Where did you see the listing?	
Code # if Applicable	C137
<b>Your contact info:</b>	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) \_\_\_\_\_ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leasing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

**PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.**

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
<b>Please Fax to Kudan Group, Inc. 312.575.0497</b>	