

# Tinley Park - Chicago South Suburbs BEAUTIFULLY BUILT TAVERN/RESTAURANT IN A STRIP MALL WITH OUTDOOR PATIO



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9501 W. 171st St. Tinley Park, IL



**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.

## Tribes Alehouse - 9501 W. 171st St. Tinley Park, IL 60487

Size	6,200 S.F. + 800 S.F. Patio
Rental Rate	\$9,000 per Month (NNN)
CAM & Insurance	\$7,100
Price	\$299,000 (Business & Assets)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
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
Housing			
2015 Total Housing Units	2,596	25,733	57,906
Income			
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

Lowes	Floor and Tile Center
Target	Subway
Frankie's Italian Ristorante	Lou Malnati's

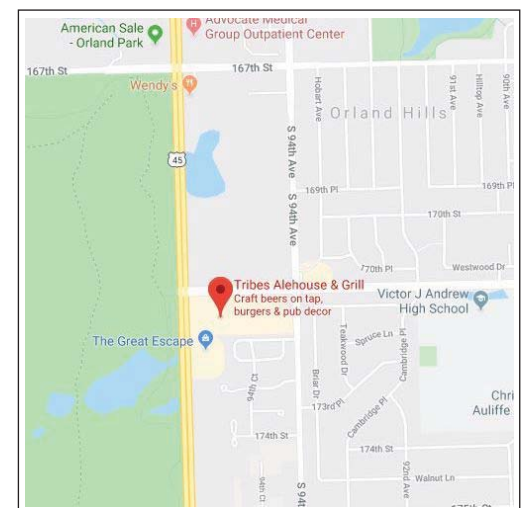
## Description

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

Southeast corner of LaGrange Road and 171st, in west end of mall.



## LISTING INFO

Agent Responsible	Chad Severson chad@kudangroup.com
Transaction Type	Business and Asset Sale, with Lease Assignment. Location has Video Gaming.
Type of Property	Restaurant and Ale House. Strip mall location with outdoor patio.
<b>Property Data</b>	
Property Name	Tribes Alehouse
Business Name	Tribes Alehouse and Grills
Address	9501-R West 171st Street
City, Zip Code	Tinley Park, Il 60487
Area	Southern Suburbs
County	Cook
Sale Price	\$299,000 (Business & Assets)
Rental Rate	\$9,000 per Month
Lease Type	NNN
Lease Term	10 years with 5 left
Lease Options	2: 5 years
Yearly Adjustment	2%
CAP Rate	n/a
CAM & Insurance	\$7,100
Security Deposit	(1 month)
Taxes	See Lease....n/a
Building Type and Year Built	Possession in 2012, 2006 built.
# of Seats	187 Inside / 150 Patio
Stories	1
Size	6,200sf + 800sf Patio seats 150, and Patio Bar seat:15
Parking	300+
Zoning	n/a
Licenses	Class A Restaurant
A/C & Heat	4 HVAC units Less than 10 years old
Electric (amps)	See Agent
Type of Roof & Age	Membrane
Type of Basement	None
Ceiling Heights	Various, 12-20ft
Nearby Businesses	Lowes, Target, Frankie's Italian Ristorante, Floor and Tile Center, Subway, Lou Malanati's, Sylvan Learning Center
Property Description	"Town Center" beautifully built strip mall.
Location Description	South side of 171st
Cross Streets	Southeast corner of LaGrange road and 171st, in the West end of mall.

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### **LISTING INFO**

<b>Business Data</b>	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Name	Tribes Ale House (Brand and Name not for sale)
Business Description	Ale house and Restaurant
Year Established	2012
Years of Operation	5
No. of Employees	40
Hours of Operation	11:30am daily, 1 am weekends, can be open until 4am, and can serve liquor starting at 6am
Reason for selling	Downsizing
Approx. Annual Gross Sales	\$3m
FF&E included in price? Value?	Appraised value of \$372k, depreciated value of \$147k 50 tap handles inside, 10 outside, twelve 60” televisions, four 48” televisions, two 36” televisions, 10 x 6 staging with speakers and sound board, Squirrel POS system (negotiable). Outdoor patio bar with plumbing, (15 bar seats), Dining room tables and chairs seats 120+, Kitchen equipment includes: 3 fryers, broil, 8 burner stove, multiple cold and hot prep tables, double tank in house oil filtration system. Space also includes manager's office as well as separate owner's office.
Inventory included in price? Value?	Liq/Beer: \$8k Beer, \$8k Liquor
Will seller provide training? How long?	Yes, negotiable.
Competition	Twin Peaks, Rock Bottom, Chili's, Texas Road House
Growth/Expansion possibilities	Catering, To-Go, Patio Usage, Private Parties

# ADDITIONAL PHOTOS

