

# BUSINESS OPPORTUNITY

311 E. LOOP RD.  
WHEATON, IL

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## ABOUT COZYMEL'S

Long established Mexican restaurant with a history of strong cash flow for sale in the Western Suburbs. The roof, HVAC units, and exterior entrance are all less than five years old. This restaurant includes two private party rooms, large patio, and a large parking lot.

***Operating Business. Do not disturb employees or management.***

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## DATA

Address: 311 E. Loop Rd. Wheaton, IL 60189  
9,002 SF Building on 2.71 Acres  
Approx. 200 Parking Spaces

Seats:  
150 in Main Dining Area  
90 in Banquet Room  
100 in Bar/Cantina  
75 in Patio

Rental Rate: \$29.16 PSF Gross  
Lease Term: October 31, 2030  
Options: Four (4) Five-Year Options  
Price: \$199,000 (Business & Assets)

# Business Opportunity



- Established in 1994
- Long history of cash flow generation
- Great location bordering Wheaton, Warrenville, Lisle and Naperville
- Established name, brand, copyright and website
- Owner lives out of state – Local owner expected to benefit from more hands-on approach
- Opportunities for growth include banquet business, catering, franchising
- Experienced operations team – some employees have been there for 20+ years
- New roof, POS system, interior & exterior paint, new exterior doors, new HVAC units, new water heaters, & new signage
- Recent closing of the market's biggest competitor has created an uptick in sales



- Nearby Businesses
- Briarbrook Commons
  - Rice Lake Square
  - Fox Bowl
  - Chic-Fil-A
  - Oberweis Ice Cream
  - Potbelly's
  - Panera Bread

## LOCATION

Located just off of busy intersection of Butterfield Rd. & Naperville Rd. in Wheaton, IL bordered by Warrenville, Naperville, & Lisle.

Wheaton is a suburban city in Milton and Winfield Townships and is the county seat of DuPage County. It is located approximately 30 miles west of Chicago. As of the 2010 census, the city had a total population of 52,894, which was estimated to have increased to 53,150 by July 2018, making it the 27th most populous municipality in Illinois.

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Source: wikipedia.org

## DEMOGRAPHICS

	Total
2010 Population	52,894
2019 Population Est.	53,150
Households (2014-2018)	19,195
Median HH Income (2014-2018)	\$95,544
Per Capita Income in Past 12 Months	\$48,160

Source: US Census 2010





For More  
Information or  
To Schedule  
a Showing  
Contact:



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