

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
- Two private banquet rooms
- Established name, brand, copyright and website
- Owner lives out of state – Local owner expected to benefit from more hands-on approach
- Experienced operations team – some employees have been there for 20+ years
- New roof, POS system, interior & exterior paint, new exterior doors, new HVAC unit new water heaters, & new signage
- Recent closing of a market 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
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