

Buffalo Grove - Chicago Northwest Suburbs FULLY EQUIPPED RESTAURANT IDEAL FOR DINE-IN, TAKE-OUT OR DELIVERY



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1178 McHenry Rd. Buffalo Grove, IL 60089



Buffalo Grove

Buffalo Grove is an affluent village located in the northern suburbs of Chicago, and in Cook and Lake counties in Illinois, United States. The town was named for Buffalo Creek, which was itself named for bison bones found in the area. In July 2009, Buffalo Grove was listed at No. 65 on Money "best places to live" list. The village is also home to two different annual festivals, one being the Buffalo Grove Days held in September and an Arts Festival held in mid July. Through-out the village, there are a number of various business parks.

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Size (Approx.)	1,750 SF
Rental Rate	\$11.48/SF NNN
Price	\$100,000 (Business Only)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	11,351	63,983	132,093
2015 Female Population	12,351	67,122	139,395
2015 Total Population	23,702	131,105	271,488
2015 Total Households	9,427	49,051	102,776

Housing Units

2016 Housing Units

Income

2015 Median Household Income	\$69,985	\$72,625	\$76,432
2015 Per Capita Income	\$32,500	\$33,225	\$35,837
2015 Average Household Income	\$81,690	\$88,234	\$93,960

Nearby Businesses

Dorfler's Meat Market
BMO Harris Bank
Shalom Kosher Bakery
Dental Design

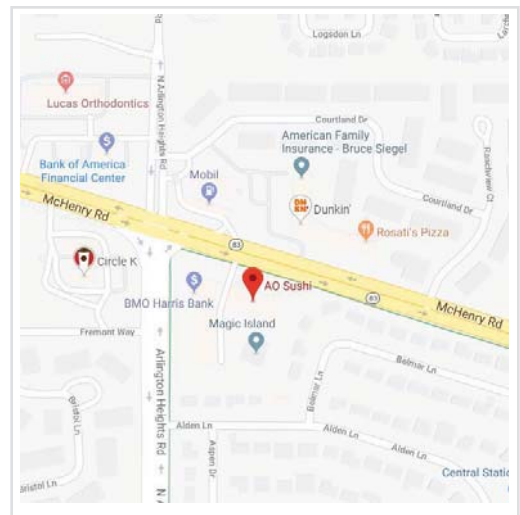
Description

Fully-equipped and very efficient sushi bar in Buffalo Grove. \$600,000 buildout! All equipment, including hood, included. Can be used for variety of cuisines. Perfect for strong take-out and delivery.

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. 339 3-9-2012

Map

McHenry Rd. & Arlington Heights Rd.



LISTING INFO

Agents	Juan Carlos Gomez, Daniel Rubinow
Transaction Type	Business and Lease Assignment
Type of Property	Restaurant in a Strip Center
Sale or Lease	Lease
Property Data	
Property Name	AO Sushi
Address	1178 McHenry Rd
City, Zip Code	Buffalo Grove, IL 60089
Area	Buffalo Grove
County	Lake County
Sale Price	\$100,000 (Business Only)
Rental Rate	\$11.48/SF
Lease Type	NNN Lease
Lease Term	5 Years plus 10 Year Option
Yearly Adjustment	Approx 3%
CAM/TAX/Insurance	Approx. \$850.00/month
Security Deposit	\$6,890.61
Building Type and Year Built	Retail Strip Center
Stories	1
Size	1,750 SF
Parking	Parking lot
Zoning	B3 : Planned Business Center District
Licenses	Food
Nearby Businesses	Dorfler's Meat Market, BMO Harris Bank, Shalom Kosher Bakery, Bakery & Bagel, Dental Design, Kumon Math & Reading, Magic Island, Dunkin'
Property Description	Fully-equipped and very efficient sushi bar in Buffalo Grove. \$600,000 buildout! All equipment, including hood, included. Can be used for variety of cuisines. Perfect for strong take-out and delivery.
Cross Streets	McHenry Rd. & Arlington Heights Rd.
Business Data	
Is the business currently operating?	No
Business Description	Former AO Sushi Restaurant
Year Established	2015
Years of Operation	5
Reason for selling	Chain is pursuing other options in the area
FF&E included in price?	Yes

LISTING INFO

FF&E LIST

Tables and Chairs
Additional metal chairs
10 Laminated dining tables
Additional table
Microwaves
R-I U/C Refrigerators
Fish prep table
Disposer
Open Merchandiser
Fryer
W-I Combo
Shelving
Exhaust Hood
Other Prep Equipment
POS Cash Register
Rice Cooker
Sushi Cases
Security System
Graphic Label LCD Printer
Phone system
Miso Soup Machine
Sushi Rice Mixer
Fire Alarm System
Prep Refrigerator
8 Burner Range
Ramen Noodle Cooker
Ultipro Time Clock