

Hoffman Estates - Chicago Northwest Suburb

RESTAURANT BUILT FOR VOLUME AND PRIVATE PARTIES

1766 W. Algonquin Rd. Hoffman Estates, IL



OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Hoffman Estates

Hoffman Estates is a northwestern suburb of Chicago. Located primarily in Cook County with a small section in Kane. The village now serves as the headquarters location for the Sears Holdings Corporation and the Midwest headquarters for AT&T. The total incorporated land area of about 19 square miles. School District 54, which began with one school in 1952, is now the largest elementary school district in the State of Illinois (outside of the City of Chicago).

1766 W. Algonquin Rd. Hoffman Estates, IL 60192

Size (Approx.)	4,500 SF (Business)
Rental Rate	\$4,785 per Month (NNN)
Price	\$349,000 (Business Sale)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	5,187	20,824	68,728
2011 Female Population	5,239	20,948	69,316
2011 Total Population	10,427	41,773	138,044
2011 Total Households	3,543	15,018	52,396
Housing			
2000 Total Housing Units	3,470	14,461	52,315
Income			
2011 Median Household Income	\$115,903	\$121,587	\$84,174
2011 Per Capita Income	\$45,128	\$54,991	\$42,841
2011 Average Household Income	\$132,812	\$152,958	\$112,871

Nearby Businesses & Organizations

Willow Creek Church
Dick Pond Athletics
1st Place Sports Bar
Encouragement Gift Shop

Description

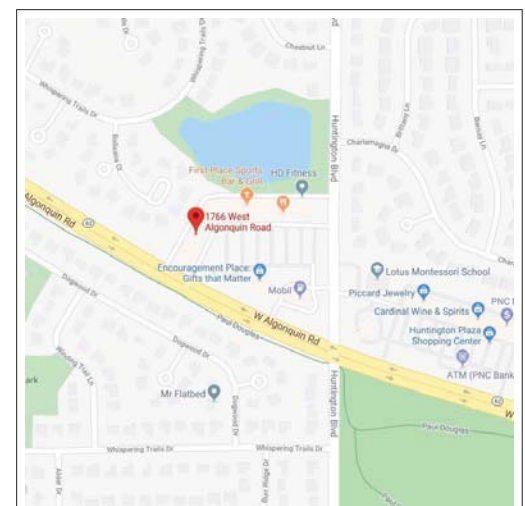
Restaurant built for volume and private parties in Hoffman Estates. Space can be divided into many rooms to accommodate multiple events at one time. Brand new wood floors in the main dining rooms, as well as brand new video gaming machines. Video gaming generating monthly income of almost \$1,000. Potential to add lunch, as well as breakfast. Business name not included. Great location for a breakfast house!

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. F80 3-18-2013

Map

Strip mall just west of Huntington Blvd. & Algonquin Rd.



Agent	Chad Severson, Chad@Kudangroup.com , 815 404 9171
Is this Confidential?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Transaction Type	Business Sale with Lease Assignment
Type of Property	Strip Mall Restaurant. Two sections can be made into private dining rooms.
Real Estate included in price?	No
Property Data	
Address	1766 W. Algonquin Road
City, Zip Code	Hoffman Estates, 60192
Area	Northwest Suburbs
County	Cook
Sale Price	\$349,000 (Business)
Rental Rate	\$4,785 per Month
Lease Type	NNN
Lease Term	Currently in second of 3e three year extensions
Options	One 3-year option after current 3-year option ends
Yearly Rental Adjustment	.67% Annually
CAM & Insurance	CAM: \$855 Monthly, Insurance: \$95 Monthly
Security Deposit	1 Month
Taxes	\$1,424 Monthly
Building Type and Year Built	Single Story Strip Mall, built over 25 years ago, well maintained property. Accountable Landlord with repairs and maintenance done asap when needed.
# of Seats	99 in dining and banquet, 14 at bar
Stories	Single
Size	4,500 SF
Parking	Over 100
Zoning	Commercial
Licenses	Class A Restaurant

A/C & Heat	Electric and Gas
Electric (amps) Alarm / Security System	N/A Electric, Alarm system and 16 Camera Security System with Remote Access
Type of Roof	Currently membrane, to be replaced in Summer of 2019.
Type of Basement	None
Ceiling Heights	10ft drop ceiling and 2ft above
Nearby Businesses	Willow Creek Church, Dick Pond Athletics, 1st Place Sports Bar, Encouragement Gift shop, Mobil Gas Station, Flower shop, Peterson Bakery, Fitness, Mall is 90% occupied
Property Description	\$500,000 build-out for Italian Restaurant; new wood floors, marble and wood throughout.
Location	One mile east of Barrington road on the North side of Algonquin road.
Cross Streets	In Mall just west of Huntington Blvd and Algonquin roads
Business Data	
Currently operating?	Yes
Business Description	Restaurant built for volume and private parties. Space can be divided into many rooms to accommodate multiple events at one time. Large Wine selection with extensive menu. Brand new wood floors in the main dining rooms. Brand new gaming machines generating a monthly income of almost \$1,000. Business only open for dinner 6 nights a week. Potential to add on lunch as well as breakfast. Business name NOT included. Great location for a breakfast house since it is down the street from Willow Creek Church which has over 8,000 members.
Year Established	March of 2012
Years of Operation	7 years
No. of Employees	15
Hours of Operation	Opens at 5:00 daily (Tue-Sun), closes at 10:00 PM
Reason for selling	Retirement
Approx. Annual Gross Sales	\$715,000 (Dinner only)
Video Gaming?	5 Terminals, 2018 revenues of \$11,000
FF&E included in price? Value?	Yes, Ownership is retaining a minimal few things. Replacement Value of \$200,000. 3 POS units, (Silverware POS), one master in office, 2e televisions, 2 year old Water Heater, Dish Machine is leased \$73 month. Ice machine is owned. 10 burner stove, 4 burner and another 4 burner stove, 1 Walk-in Cooler and 1 Walk-in Freezer with 2 year old

	compressor, 1 new steam table, 2 prep coolers, 1 additional freezer, 2 more small coolers, Pasta cooker, 36" char broiler, slicer, and much much more!
Inventory included in price? Value?	Food included with the exception of some beef and seafood, Alcohol negotiable \$35k-\$40k, extensive wine inventory
Will seller provide training?	Yes, 30 days, Schedule TBD
Competition/Market Overview	New owner can open for lunch, or change the concept to become a breakfast and lunch house. Banquets and private parties can always grow.

HOST STAND + WINE STORAGE



BAR



DINING ROOM / GAMING AREA



STORAGE



KITCHEN

