

Hoffman Estates/South Barrington, IL SINGLE STORY FULLY EQUIPPED RESTAURANT ON 1.35 ACRES LOT

Confidential #C150



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

South Barrington

Located in South Barrington is a village in Cook County, Illinois. The population was 4,993 at the 2018 census. South Barrington is a wealthy suburb of Chicago featuring some of the largest homes in Illinois. It is the location of the famous mega church Willow Community Church, Goebbert's Patch and Farm, and a lifestyle center (shopping center) named the Arboretum of South Barrington. Source: [Wikipedia.org](https://en.wikipedia.org/wiki/South_Barrington)

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Size	6,500 SF Interior + 1,500 SF Outdoor Patio
Lot Size	58,855 SF (1.35 Acres)
Price	\$2,099,000 (Real Estate + Restaurant Assets)

For additional information or to schedule a showing contact:

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Demographics (2019)

	1-mi.	3-mi.	5-mi.
Total Population	2,676	53,249	176,067
Average Age	35.60	39.40	39.30
Total Households	1,127	18,716	63,997
Avg Household Size	2.40	2.80	2.00
Median Household Income	\$91,729	\$95,112	\$87,592

Note

Confidential Listing. To receive full address and details please complete the enclosed NDA (Non-Disclosure Agreement). Operating business. Do not disturb employees or management.

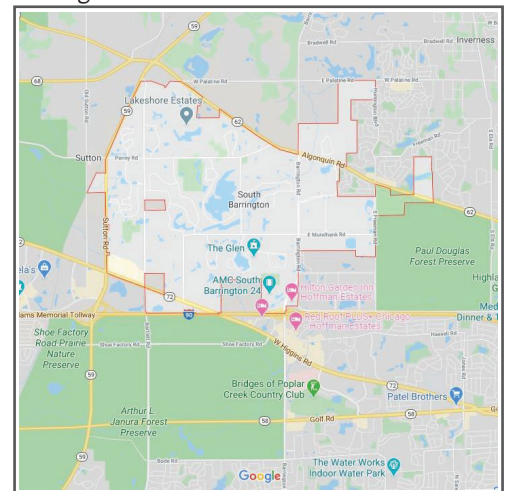
Description

Single-story brick and mortar commercial building with 1.35 acres lot. Located in northwestern Hoffman Estates, bordering affluent South Barrington. Fully equipped restaurant with large outdoor patio overlooking a beautiful water feature. Seating for 288 indoors and 50 on the patio. Parking for 90+ vehicles. Built in 2005, this building is ideal for another restaurant or medical, office, retail use. Appraised at \$1.6m in 2019.

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. 1.24.14

Map

Northwestern Hoffman Estates, bordering South Barrington



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Single Story Fully Equipped Restaurant on 1.35 Acres Lot in Hoffman Estates/South Barrington
Asking Price:	\$2,099,000 (Real Estate + Restaurant Assets)
Where did you see the listing?	
Code # if Applicable	C150
Your contact info:	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leaseing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
Please Fax to Kudan Group, Inc. 312.575.0497	