

Plainfield - Chicago South West Suburbs WELL KNOWN RESTAURANT/PIZZERIA PUB ASSETS FOR SALE



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Fox's Restaurant & Pub



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



Plainfield, IL
Plainfield is a village in Will and Kendall counties, Illinois, United States. The population was 39,581 at the 2010 census and an estimated 44,308 in 2019. It is between the cities of Naperville and Joliet. According to a 2014 estimate by the U.S. Census, the median income for a household in the village was \$111,536. Major highways in Plainfield include Interstate 55, US 30, US 66, Route 59 and Route 126. Source: wikipedia.org

Fox's Restaurant & Pub - 14206 South Route 30 Plainfield, IL 60544

Size	5,500 SF
Rental Rate	\$10,300 per Month Gross
Price	\$279,000 (Assets)

For additional information or to schedule a showing contact:

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Demographics 2014-2018

Population (Est. 2019)	44,308
Households	12,521
Persons per Household	3.43
Median Household Income	\$126,127
Per Capita Income	\$41,970

Source: Census.gov

Nearby Businesses

Marco's Pizza	Circle K
Merlin Muffler	Shell Gas Station
Sigler Optometry	Plainfield Massage

Description

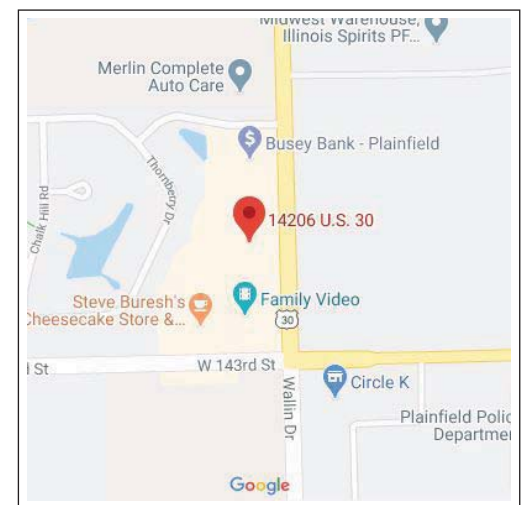
Well known local pizza sports bar and pub (assets for sale). A long time fixture in the Plainfield market, providing a great dining experience with a large patio. Location features a fireplace, expansive indoor bar and separate pizza to-go entrance in the rear. Assets include multiple hoods, walk-in coolers and freezers, draft tower and 7 unit POS system.

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. F72 1-16-2013

Map

West of Route 30, North of Route 143 in the Dayfield Property Plaza



Data Sheet

Agent	Chad Severson, Chad@Kudangroup.com , 815 404 9171
Transaction Type	Asset sale, LL is willing to discuss a new lease with a new tenant, or current owner can sign extensions currently in place, 2e @ 5 years.
Type of Property	Restaurant and Pub End cap in a strip mall space.
Real Estate included in price?	No
Property Data	
Property Name	Fox's Restaurant and Pub, located at Dayfield Properties of Plainfield
Address	14206 South Route 30
City, Zip Code	Plainfield, IL 60544
Area	Southwestern Suburbs
County	Will
Sale Price	Asset Sale - \$279,000
Rental Rate	Current Rate of \$10,300 Gross
Lease Type	NNN
Lease Term	Ends December 2020, LL is willing to renew or negotiate a new lease with a new tenant
Options	2e Five year
Yearly Rental Adjustment	2%
Security Deposit	1 month rent
Building Type and Year Built	2009
# of Seats	Patio: 84, Inside Dining: 150, Bar: 20
Stories	2
Size	5,500 SF
Parking	50+

Licenses	Restaurant Class-A
A/C & Heat	Electric for both
Electric (amps)	300 amp
Security System	20 camera security system
Type of Roof & Age	2009, membrane
Type of Basement	None
Ceiling Heights	18-20 ft
Nearby Businesses	Marco's Pizza, Merlin Muffler, Sigler Optometry, Circle K, Shell Gas Station, Plainfield Massage
Property Description	A local and well known pizza sports bar and pub. A long time fixture in the Plainfield market, providing a great dining experience with a large patio with a fire place, large indoor bar and separate pizza to-go entrance
Location Description	West of Route 30, north of Route 143 in the Dayfield property plaza
Business Data	
Is the business currently operating?	Yes
Business Description	Local Pizza pub, restaurant and sports bar. Large open dining room and separate to-go/delivery entrance in the rear. 2019 sales: \$1.4m
Year Established	2010
Years of Operation	10
No. of Employees	45
Hours of Operation	Open Daily until 1am
Reason for selling	Retiring
Approx. Annual Gross Sales and NOI	2019: \$1.4m Currently averaging \$20k weekly in COVID circumstances
Video Gaming?	None

FF&E included in price? Value?	Yes, \$279,000. Multiple hoods, large prep area. Multiple walk-in coolers and freezers, large dish room, draft tower, 7 unit POS system, Owns all equipment. All FF&E included.
Inventory included?	Yes, \$15,000
Will seller provide training?	Negotiable
Competition/Market Overview	Continue to operate a great local Pizza and Pub. Expansion in Catering and to-go would make a great increase in sales next year.