

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



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2360 Lakewood Blvd. Hoffman Estates, IL



South Barrington

Located in northwestern Hoffman Estates, bordering affluent South Barrington. 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

2360 Lakewood Blvd. Hoffman Estates, IL 60192

Size (Approx.) 6,500 SF Interior + 1,500 SF Outdoor Patio

Lot Size 58,855 SF (1.35 Acres)

Price \$1,875,000 (Real Estate + Restaurant Assets)

For additional information or to schedule a showing contact:

Chad Severson

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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 |

Nearby Businesses

AMC South Barrington 24 Theatres
Lucky Monk Brewery
Gino's Pizza
Rose Packing Company

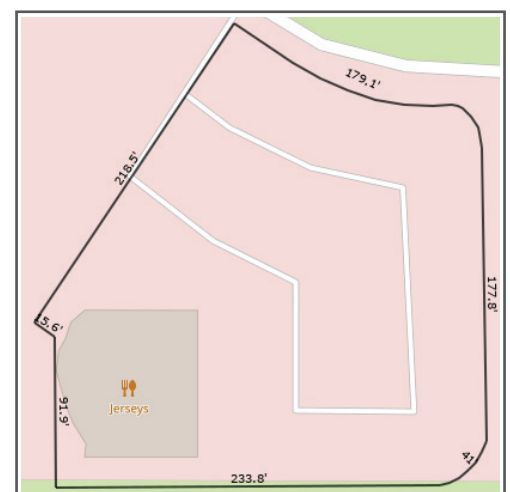
Description

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

Survey

Northeast Corner of Lakewood & Barrington



DATA SHEET

| | |
|--------------------------------|--|
| Agent(s) Responsible | Chad Severson, Chad@Kudangroup.com , 815 404 9171 |
| Transaction Type | Real Estate / Asset Sale. No financials on the operating business are available. |
| Type of Property | Brick and mortar building (currently a restaurant) built for \$2.8 million in 2005 with a great water feature. Ideal for another restaurant or medical/office/retail. Appraised at \$1.6m in 2019. |
| Real Estate included in price? | Yes (Pin #: 01-36-102-012-0000) |
| Property Data | |
| Property Name | Jersey's Pizza and Grill |
| Address | 2360 Lakewood Blvd. |
| City, Zip Code Pin #: | Hoffman Estates, IL 60192 PIN#: 01-36-102-012-0000 |
| Area | Northwest Suburbs, off North Barrington Road |
| County | Cook |
| Sale Price | \$1,875,000 (Real Estate + Assets) |
| Rental Rate, Term & Options | Negotiable |
| Lease Type | NNN |
| CAM & Insurance | No Cam. Insurance \$2,500 monthly/\$30,000 annually. |
| Taxes | 2019 First installment paid: \$22,274 2018 Paid in full: \$40,498 2017 Paid in full: \$39,535 |
| Building Type and Year Built | Brick and mortar with steel, built in 2005 |
| # of Seats | 288 inside, 50 on the west facing patio |
| Stories | Single |
| Size | 6,500 SF Interior + 1,500 SF Outdoors |
| Lot Size | 58,855 SF (1.35 acres) |
| Parking | 90+ |

DATA SHEET

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|----------------------|---|
| Zoning | Commercial Business, B-2 |
| Licenses | All Applicable license are valid, but not transferrable |
| A/C & Heat | 3 out of 4 HVAC units are less than 2 years old |
| Type of Roof & Age | Flat tar. |
| Type of Basement | None |
| Ceiling Heights | 15' |
| Nearby Businesses | AMC South Barrington 24 Theatres, Lucky Monk Micro-brewery, Gino's Pizza, Rose Packing Company, Hilton Garden Inn, Siemens Healthcare Corporate Office, Claire's Corporate Office, CORE Orthopedics and South Barrington Village Hall. Meir Grocery owns the lot next door and is scheduled to break ground in 2020. Bellworks Single family homes to break ground in 2020. |
| Property Description | A single story all brick building, with steel facades, and a large patio overlooking a gorgeous water feature. Appraised at \$1.6m in 2019. |
| Location Description | Located in northwestern Hoffman Estates, bordering affluent South Barrington. 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. <i>Source: wikipedia.org</i> |
| Cross Streets | ½ mile north of I-90 on Barrington road on the right side (east side). Located on the Northeast corner of Lakewood and Barrington Roads. |
| Business Data | |
| Note | Business name is not for sale. |
| Business Description | Sports Bar / Restaurant |
| Year Established | 2005 |
| Years of Operation | 14 |

DATA SHEET

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|--|--|
| No. of Employees | 30 |
| Hours of Operation | Daily 11 AM - 12 AM |
| Reason for selling | Retirement |
| Approx. Annual Gross Sales and NOI | \$800,000 Gross Sales. NOI not available. NO FINANCIALS ARE AVAILABLE. Peak sales were just under \$2m in past years. |
| Video Gaming? # of Terminals? Amount of Revenue? | Has been approved for 5 machines. Projected income of \$120,000. Machines due in by July 1, 2020. City of Hoffman Estates is very eager to get gaming and liquor licenses approved ASAP. |
| FF&E included in price? Value? | Yes, \$40,000 |
| Inventory included in price? | Yes, \$10,000 |
| Will seller provide training? | Yes, Negotiable |
| Competition/Market Overview | Limited. Nearest sports bar is 3 miles away |

See photos on next page.

DATA SHEET

Interior Photos

