



Turnkey Restaurant Opportunity in Downtown Burlington

Launch your culinary vision at 125 S. Main St. with minimal investment and maximum potential. This fully equipped, licensed, and currently operating 1,600 SF restaurant space in historic Downtown Burlington offers the rare combination of turnkey readiness, prime location, and exceptional value at just \$2,000/month gross.

Investment Highlights

Ultra-Low Monthly Cost

\$2,000/month gross in a ready-to-operate downtown space translates to a dramatically lower break-even point and faster return on investment.

True Turnkey Setup

Full kitchen line + walk-ins + commercial hoods + pizza ovens = minimal capital expenditure and accelerated opening timeline.

Strategic Location

Capture downtown foot traffic plus benefit from Randall Road's 35,000-50,000 vehicles per day without paying premium corridor rents.

This opportunity combines small-town operating costs with regional market reach, situated in a family-oriented community with excellent schools and business-friendly governance.

Restaurant Asset Overview



- ~1,600 SF plus basement storage
- Approximately 32 seats
- Ample street and lot parking
- Open kitchen layout with full line
- Commercial hood system installed
- Walk-in coolers ready to use
- Pizza ovens already in place
- All equipment owned by landlord
- Currently licensed and operating

New 3-year lease available with options. All equipment delivered in clean, working condition at lease signing (standard wear/tear as-is).

Location Story: Why Burlington Works

At the Crossroads

Burlington sits where Plank Road and Burlington Road meet—both county arterials that funnel daily local and regional traffic through the village's Main Street core.

Superior Regional Access

Just ~10 miles to the IL-47/I-90 interchange and ~9 miles to the US-20/I-90 interchange—ideal for staff, suppliers, and customers from surrounding communities.

Randall Road Proximity

Located approximately 10 minutes west of the powerful Randall Road corridor, which carries 35,000-50,000 vehicles daily across Kane County.

The strategic position combines downtown charm with exceptional accessibility, giving you small-town operating costs with big-market potential.

Market Reach & Community

14mi

Distance to Elgin

Approximately 25 minute drive

17mi

Distance to St. Charles

Approximately 28 minute drive

4mi

Distance to Hampshire

Quick 7-8 minute access

48k

Daily Traffic

Vehicles per day on nearby Randall Rd at
US-20



Burlington's strategic location provides access to multiple population centers within a 30-minute drive radius.

Photo Gallery



The property offers a complete restaurant infrastructure ready for your concept, with minimal modifications required to begin operations.

Concept Fit: Possibilities



Neighborhood Pizzeria

Upgrade the existing pizza setup to create an authentic Italian eatery, leveraging the installed pizza ovens and hood system.



Breakfast/Lunch Café

Capitalize on morning and commuter traffic along Plank/Burlington roads with a welcoming café concept serving quality breakfast and lunch options.



Tavern/Grill

Create a community gathering spot with local sports viewing, themed nights, and a menu of comfort food favorites.



BBQ/Smoked Meats

Develop a specialty BBQ concept or explore a fast-casual or ghost-kitchen hybrid model utilizing the full kitchen setup.

Excellent opportunity for video gaming revenue stream (confirm allowances and licensing requirements with the Village). This additional income source can significantly boost profitability in a small-town market.

Lease Terms & Due Diligence

Key Terms

Monthly Rent: \$2,000 gross

Lease Length: New 3-year lease with options

Equipment: Landlord-owned, delivered in working condition

Utilities: Not included (tenant responsibility)

Security Deposit: 2 months security deposit plus first month rent required at lease commencement

Due Diligence Notes

- Please visit as a customer first, then call for a confidential walkthrough
- Do not disturb current operations or staff during initial visits
- Space is currently licensed and operating
- New tenant responsible for obtaining all licenses for their concept
- No historical financials provided; evaluate based on location, infrastructure, and below-market rent

Location Analysis: Regional Context

Downtown Crossroads

Located at the intersection of Plank Road and Burlington Road, two key county arterials that funnel traffic through the village core.

Interstate Access

Just 9-10 miles to I-90 access points (US-20/I-90 and IL-47/I-90), providing convenient regional connectivity.

Randall Road Corridor

Benefit from proximity to the Randall Road corridor with its 35,000-50,000 vehicles per day countywide.

Downtown Anchors

Steps from established businesses like Art & Alma's Century Inn that maintain steady Main Street activity and foot traffic.



The Bottom Line

Value + Speed = Opportunity

If you're hunting for **immediate entry** into restaurant ownership with **minimal investment**, this turnkey opportunity delivers:

- Downtown corner visibility
- Regional market access
- Complete kitchen infrastructure
- Exceptionally low overhead



At just \$2,000/month gross, you can bring your culinary vision to life quickly and profitably.

Ted Aretos, Market Partner

Eatz & Associates, Inc. and Eatz Real Estate Group LLC

316 W. Northwest Hwy, Barrington IL 60010

Phone: 815-761-8334

Email: ted@eatz-associates.com

Website: www.eatz-associates.com

Contact Ted to schedule your private walkthrough and take the first step toward restaurant ownership.