

# TURNKEY RESTAURANT

1975 Springbrook Square, Naperville, IL 60564

FOR SALE



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Caton Commercial Real Estate Group has been retained to exclusively offer for sale the turnkey restaurant property at 1975 Springbrook Square in Naperville, IL. The property is located on the southeast corner of Route 59 and 83rd Street in the Springbrook Square Shopping Center. Over 50,000 vehicles pass through the intersection daily.

Naperville was ranked the third Best City to Live in America by Niche and fourth on Livability's 2022 list of the Top 100 Best Places to Live in the US. In 2021 and 2022, Naperville ranked as the top suburb in retail and restaurant sales.

- Springbrook Square Center is a lifestyle center that is 99% occupied with only 1 space available
- Enjoy the convenience of Route 59 with a more quiet and inviting setting
- Well managed and maintained with low HOA dues
- The restaurant building is the main tenant within the center with parking for over 200 cars available



## PROPERTY SUMMARY

Price:	\$2,260,000
GLA:	7,823 SF
Seating Capacity:	324
Site Area:	1.21 Acres
Parking:	75 spaces
Year Built:	2008
PIN:	07-34-300-031
County:	DuPage
Taxes (2022):	\$31,474.46
Zoning	B2 PUD

- Rare opportunity to purchase a turnkey restaurant space
- Restaurant features a party room, enclosed patio, separate entrance and counter for delivery and take-out service
- All equipment included except pizza ovens
- High-end finished throughout including custom glass artwork and four tornado fireplaces
- State of art sound and lighting system
- Scrolling electronic message board on Route 59 with 2 minute intervals of advertising throughout the day

### SEATING CAPACITY - 324

BAR	DINING ROOM	PARTY ROOM	PATIO (enclosed)
68	132	52	72



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## PARTY ROOMS

- In 2022 the restaurant hosted nearly 400 parties
- Current user has liquor license and late night license in place
- Patio enclosed in 2015 to accommodate parties of up to 72 people
- The south party room accommodates up to 52 people
- Glass panels open and close to create a more private setting

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## TAKE-OUT/DELIVERY

Separate take-out and delivery entrance and counter  
Directly adjacent to kitchen



## SIGNAGE

Two electronic message signs north and south facing w  
additional monument panel



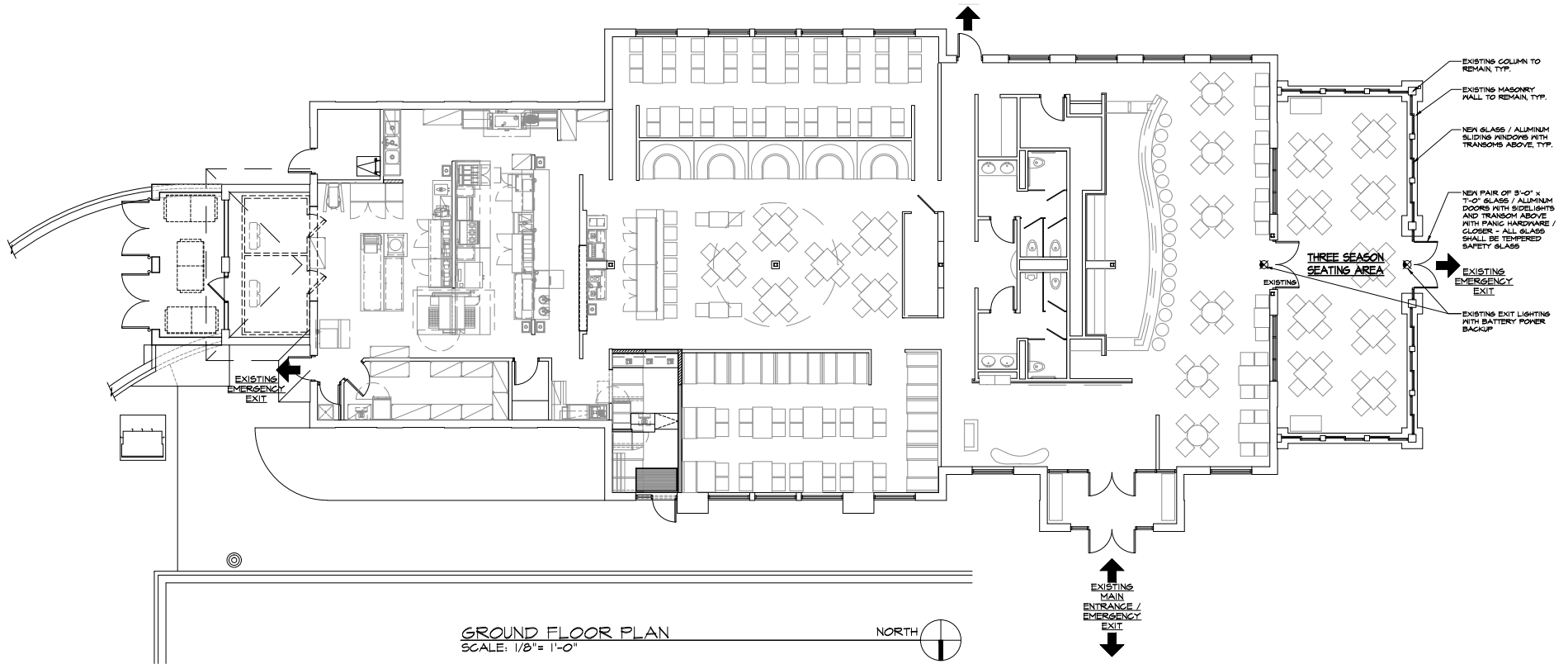
## KITCHEN

- 600 bottle conditioned wine cellar
- 4 HVAC units totaling 42.5 tonnage
- Two walk-in coolers - 144 SF
- 800 AMP and 200 AMP panels
- Two hoods - 22 ft. and 6 ft.
- Three freezers
- Two convection ovens
- Two fryers
- Mixer 600 Qt
- Two pizzas prep tables and one salad prep table
- One Pasta Magic
- Double well steam table
- Custom over shelves
- Bread and soup warmers
- Heat lamps
- Salamander cheese melter



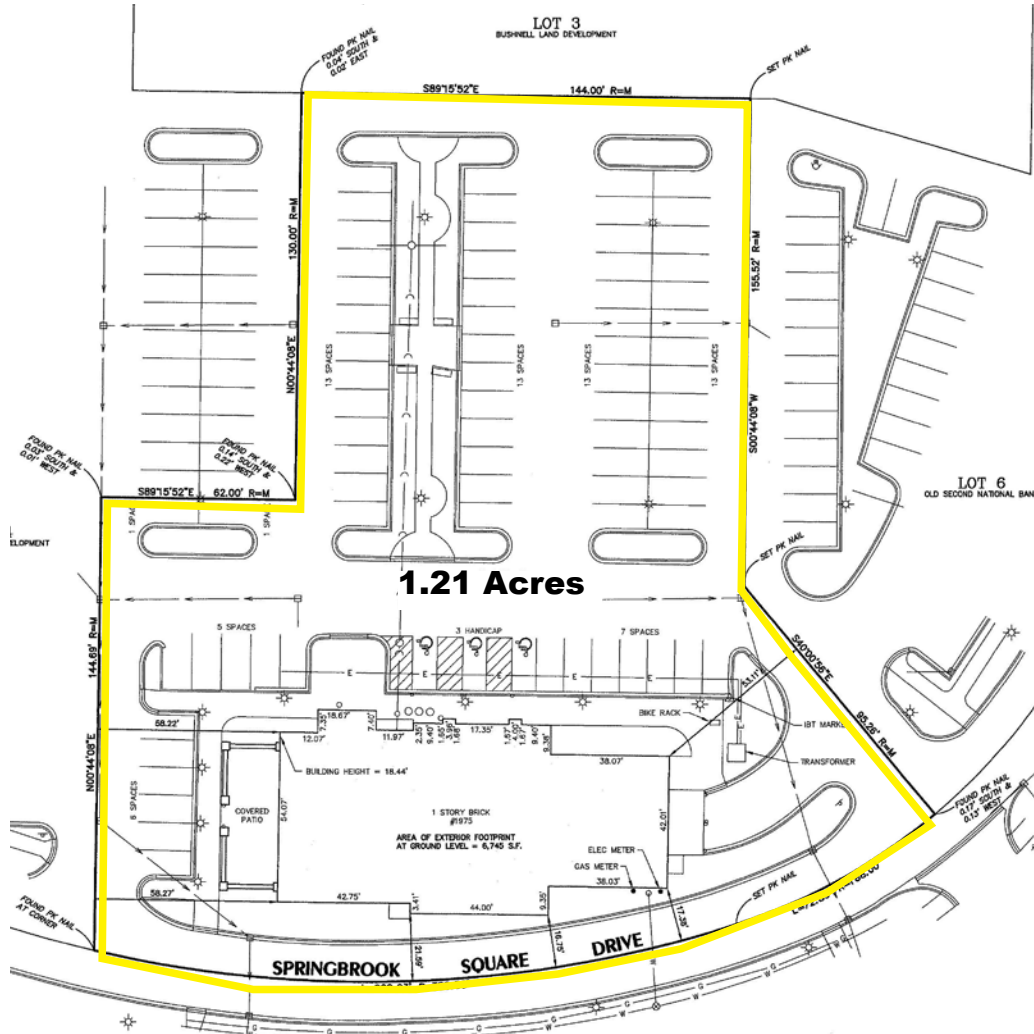
## FLOOR PLAN

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## PLAT OF SURVEY

Parking with cross-easements: 211 spaces





# THE CITY OF NAPERVILLE

## AN AWARD WINNING COMMUNITY

Naperville combines values and charm with the vibrancy of a modern thriving economy making it a powerhouse in the Chicago area. The City is recognized nationally and internationally; making headlines often. \*Most recently but also historically and consistently, Naperville is the highest ranking suburb in retail sales in the restaurant and bar, automotive and gas, grocery and home improvement industries.

- Top IL Suburb in Retail, Restaurant Sales (2021, 2022)
- No. 1 Best Cities to Live in America (Niche, 2024)
- No. 1 Best City to Raise a Family in America (Niche, 2024)
- No. 3 Best City to Buy a House in America (Niche, 2024)
- No. 5 Best Place to Live in the U.S. (Livability, 2024)
- No. 1 Safest Cities to Raise a Child (SafeWise, 2020)
- City with Best Public Schools in America (Niche, 2024)
- 3rd Best Place in the Nation to Live if You Work from Home (Money Magazine, 2021)
- Named in “Top Earning Towns” (Money Magazine)



**\*NAPERVILLE ACHIEVES RECORD \$4.6 BILLION IN RETAIL SALES, BEATING OUT ALL OTHER SUBURBS WITH THE HIGHEST CUMULATIVE RETAIL SALES EVERY YEAR SINCE 2016.**

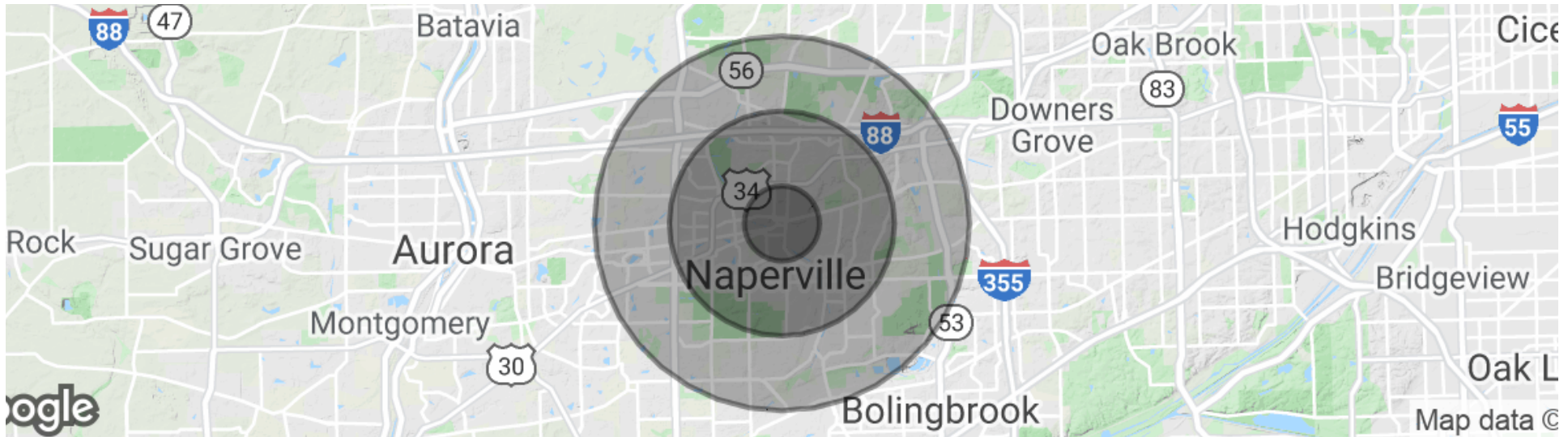


\*SOURCE: MELANIPHY & ASSOCIATES

AERIAL



## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	7,641	91,865	253,741
	Average Age	40.3	37.8	37.6
	Average Age (Male)	37.2	36.6	36.6
	Average Age (Female)	41.2	38.4	37.9
<b>HOUSEHOLDS</b>	Total Households	2,697	32,535	90,033
	# of Persons per HH	2.8	2.8	2.8
	Average HH Income	\$158,727	\$143,448	\$134,263
	Average HH Value	\$453,904	\$352,270	\$332,807

## CONTACTS



**Christina Caton Kitchel**  
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Christina Caton Kitchel is the CEO of Caton Commercial Real Estate Group, with over 15 years of experience in commercial real estate, retail leasing, investment sales, and ground-up, multi-use commercial property development; including navigation of municipal approvals. Christina is actively involved in site selection, evaluation of product, and lead generation for the brokerage team. Christina is an active member of the International Council of Shopping Centers (ICSC), a Certified Commercial Investment Member (CCIM) candidate, and participates in many national industry conferences and events.

Christina served as Chair of the Board of Directors for the Naperville Area Chamber of Commerce from 2020 to 2022, and is active in NACC B2B, Naperville Development Partnership (NDP) Executive Board Member, Family Business RoundTable, Legacy Circle, and sits on the steering committee for the NACC Legislative Forum.



**Rich Bowden**  
815-252-7963  
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Rich Bowden is a commercial broker at Caton Commercial Real Estate Group, specializing in retail properties in the Chicagoland Metropolitan area. He has significant experience in all facets of leasing and marketing retail properties and is well-versed in lease term negotiation and the nuances of both commercial tenant representation and landlord representation.

Prior to joining Caton Commercial Real Estate Group, Rich spent four years in retail leasing and representation.