



**FOR SALE**

# Crosstown Pub & Grill

**909 EAST OGDEN AVENUE**

Naperville, IL 60563

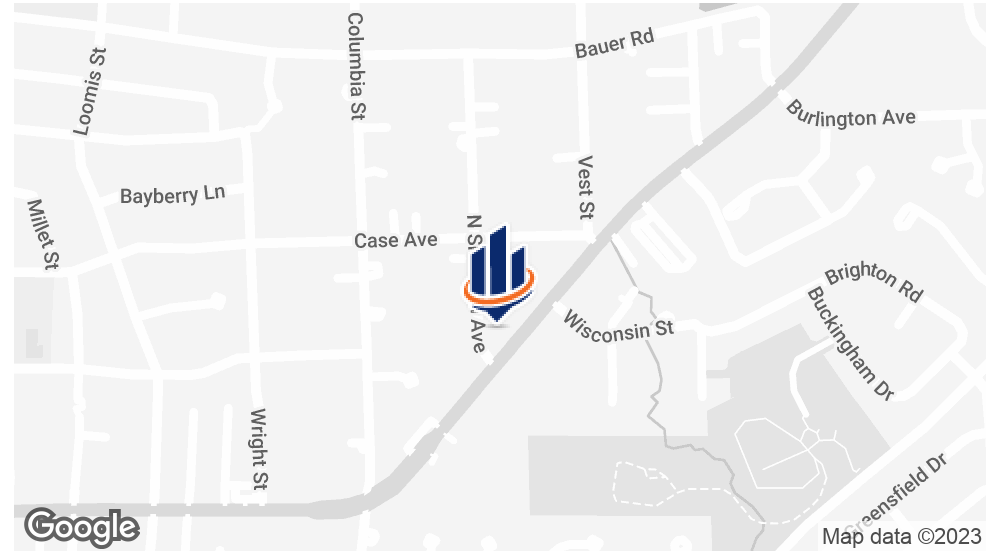
**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject to Offer
<b>BUILDING SIZE:</b>	5,673 SF
<b>LOT SIZE:</b>	22,532 SF
<b>PRICE / SF:</b>	-
<b>YEAR BUILT/RENOVATED:</b>	1957/1991
<b>ZONING:</b>	B-3
<b>TRAFFIC COUNT:</b>	32,937

## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present this restaurant property for sale centrally located on Ogden Avenue in the City of Naperville. This property consists of a 5,673 SF building made of brick and wood framed on a 22,532 square foot parcel of land. The building is a one and part two-story, restaurant/bar. The first floor consists of 3,911 SF and the second floor consists of 1,762 SF. The second floor is used mainly for private parties which are comprised of multiple lounge areas, a restroom, and a bar. Along with the established business on Ogden Avenue, recently Costco and Amazon Fresh just opened down the street. The building has undergone some recent improvements including an upgraded exterior patio along with a recent black topped parking lot. The parking lot has approximately 32 striped spaces. This subject property is located in DuPage County and 28 miles west of the City of Chicago. Naperville is listed for the second year in a row as the "Best City to Raise a Family in America".

## PROPERTY HIGHLIGHTS

- Owner/User or Investment
- 178th Largest City in the US.
- Population 148,000+
- In proximity to residential neighborhoods, entertainment, and hospitality

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## ADDITIONAL PHOTOS

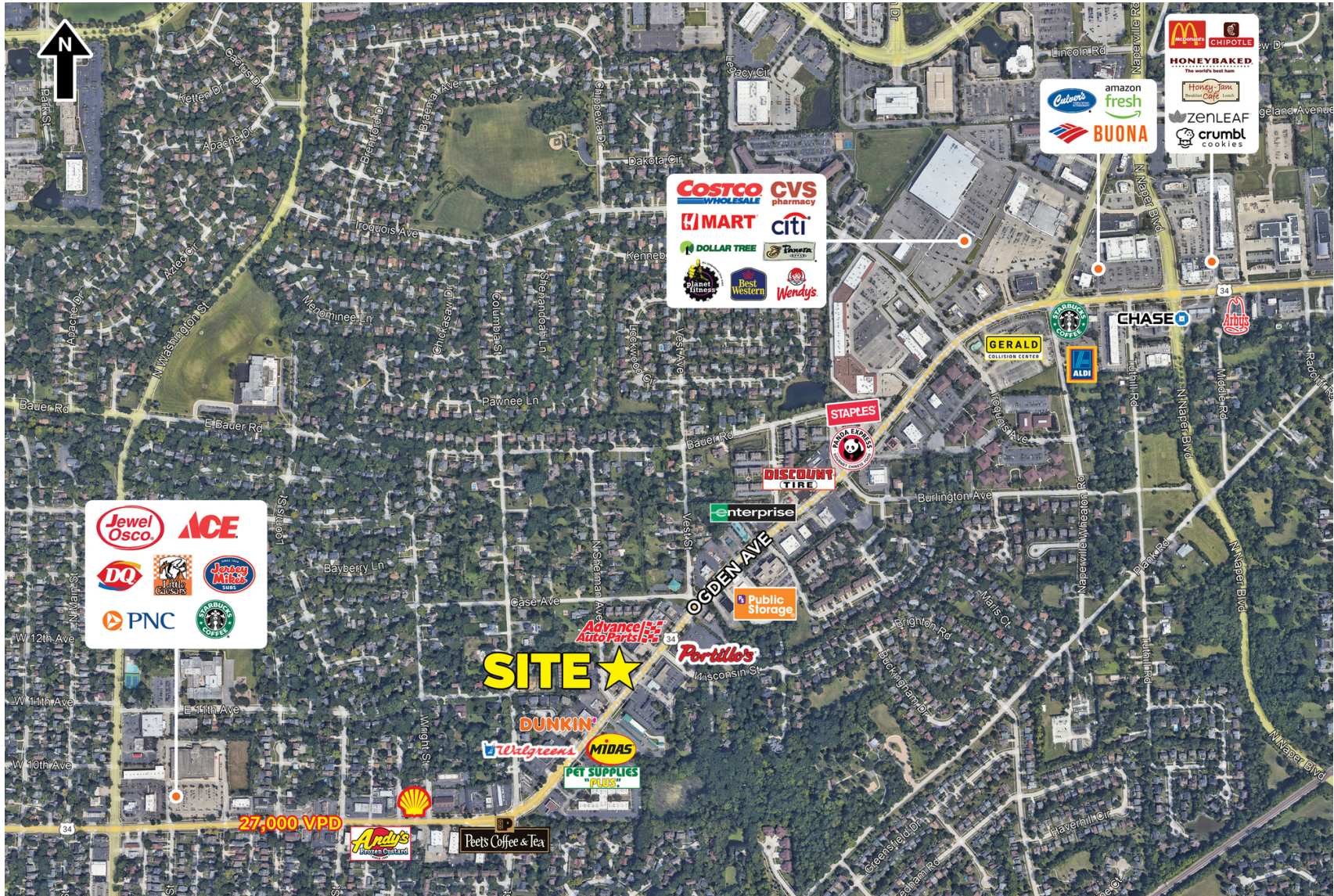


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# RETAIL AERIAL

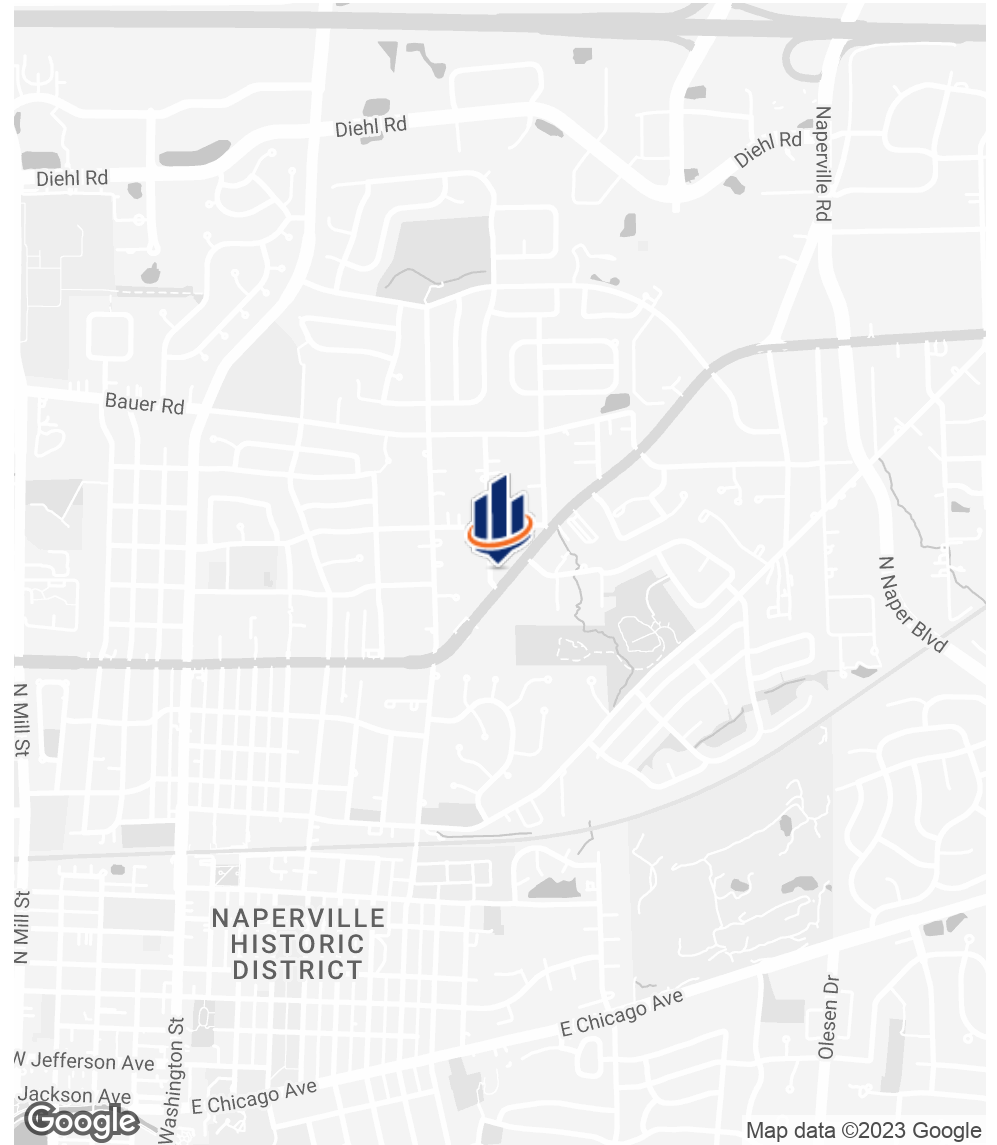
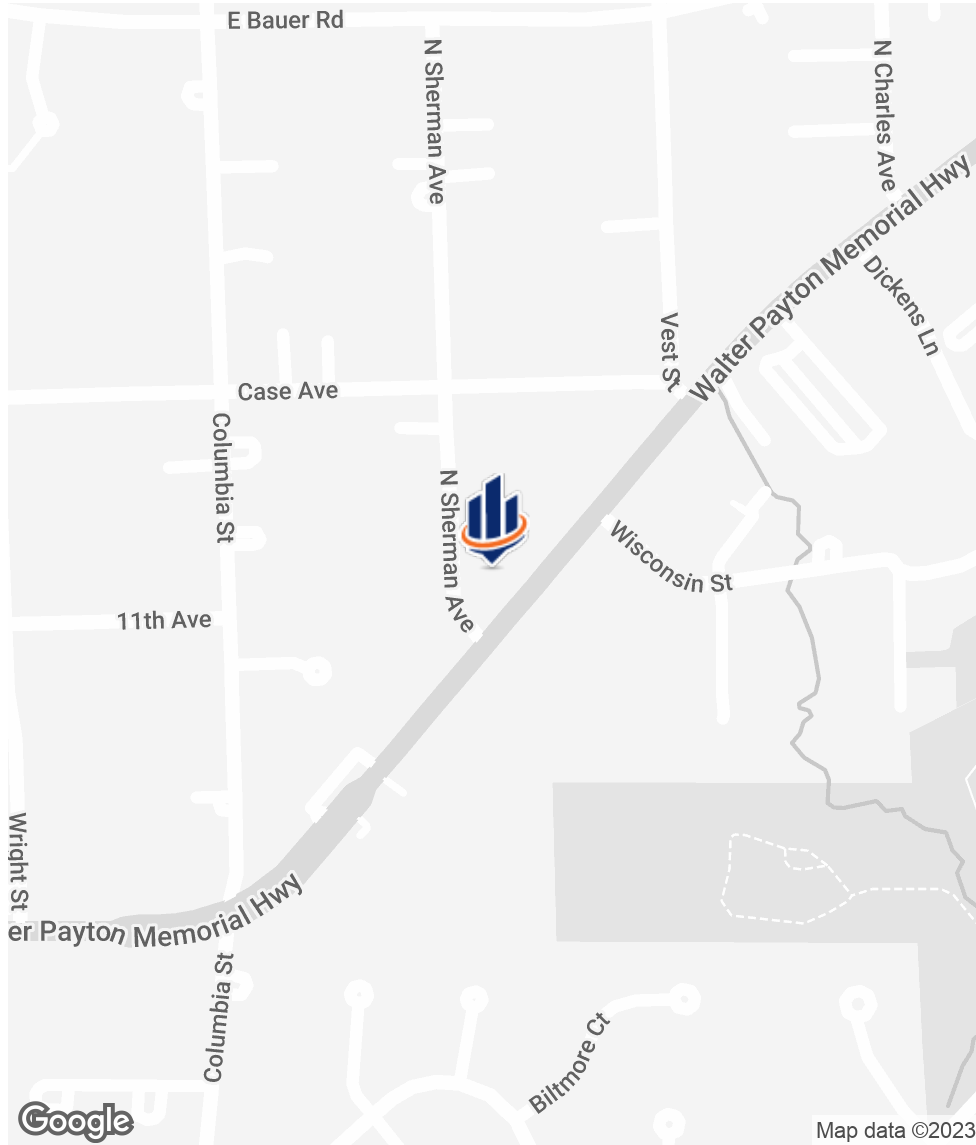


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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

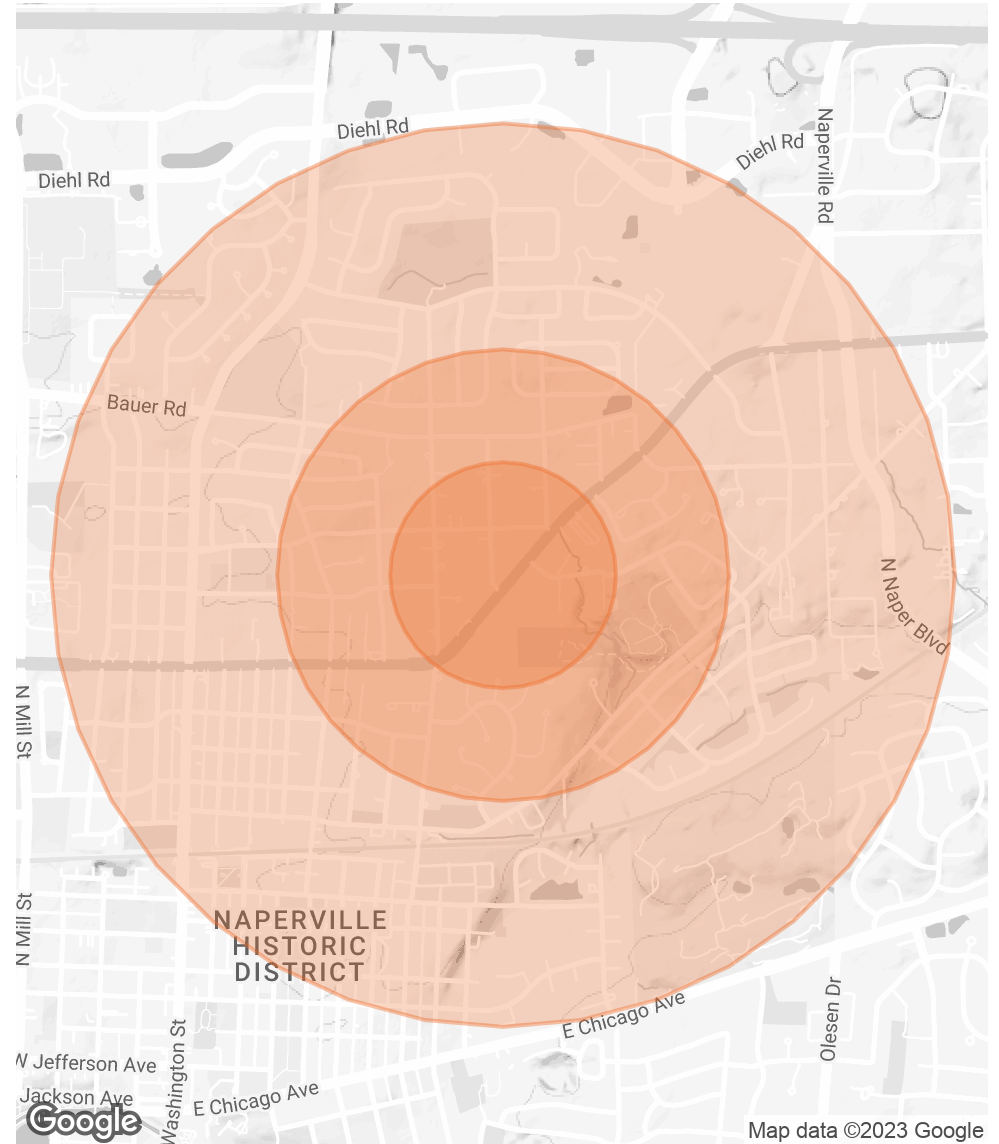
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	558	2,833	11,261
AVERAGE AGE	44.1	40.2	38.0
AVERAGE AGE (MALE)	42.9	38.9	36.7
AVERAGE AGE (FEMALE)	44.9	41.1	38.7

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	210	1,045	4,350
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$186,943	\$169,884	\$146,842
AVERAGE HOUSE VALUE	\$456,634	\$422,177	\$402,678

\* Demographic data derived from 2020 ACS - US Census



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## DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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