



## **Nonnie's Pizza Restaurant and Bar**

**1556 W 75th Street, Woodridge, IL 60517**

A rare opportunity to acquire both an established business and premium commercial property in one of Woodridge's most desirable locations.

**Asking Price \$1,750,000 (Business and Property)**

**Global Net Cash Flow \$244,086**



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# Property Overview

The Nonnie's Pizza building is a 7,062-square-foot masonry structure, primarily one-story with a partial second story. It features an asphalt roof, casement windows, HVAC systems, a double-sided fireplace, and an inviting outdoor seating area. Constructed in 1985, the building is in good to above-average condition. The improvements sit on a generous 73,921-square-foot parcel, providing an impressive land-to-building ratio of 10.47 to 1. The site is strategically zoned B-2, Community Shopping, by the Village of Woodridge.

## Business History & Location Highlights

Nonnie's Pizza, a family-owned and operated establishment for over 40 years, expanded its operations and sought a new location as its reputation grew.

Nonnie's Pizza and Bar boasts a prime location, situated just three blocks east of I-355 on 75th Street, on the south side. It is conveniently located adjacent to the Village Greens of Woodridge Golf Course. On its other side, Nonnie's is next to Bowlero of Woodridge, a popular bowling alley, with a miniature golf course further to its east.

This makes it a highly desirable location for a restaurant offering Italian and American cuisine, complemented by video games for entertainment.

## Dining Experience

Nonnie's offers a relaxed Italian-American dining experience, featuring thin-crust and double-dough pizzas, pasta dishes, sandwiches, and homemade soups. The second floor is dedicated to private parties and is very well-maintained, providing an ideal space for special events.

Gaming Income | Banquet Facility | Outdoor Seating | Potential for Drive Thru | Large Rotating Pizza Oven

# Property & Business Details

Building Information		Business Information
<ul style="list-style-type: none"><li>• 7062 sq ft</li><li>• 2 Stories</li><li>• Built:1985</li><li>• Land: 73,921 sq ft (1.75 Acres)</li><li>• Zoning: B-2</li><li>• Parking Spaces:125</li><li>• Real Estate Taxes: \$34,973</li><li>• Prefabbed Concrete Building</li><li>• Potential for Drive- Thru</li></ul>		<ul style="list-style-type: none"><li>• Established over 40 years</li><li>• Video Gaming Revenue \$140,000</li><li>• 2024 Net Sales: \$1,110,494</li><li>• Seating for over 280</li><li>• Full Bar</li><li>• Banquet Facility on 2nd floor seats 80</li><li>• Approx 20 employees</li><li>• Separate entrance for pick orders</li><li>• Hours: 11a-9p F/S 11-10p Sun 12-9p</li></ul>

# Detailed Financial Adjustments

2023		2024	
Expenses	Adjustments	Expenses	Adjustments
Net Profit on Financials	\$ (80,622.86)	Net Profit on Financials	\$ (67,308.00)
Adjustments		Adjustments	
Auto	\$ 10,582.00	Auto	\$ 9,900.00
Depreciation	\$ 24,882.00	Depreciation	\$ 1,617.00
Health Insurance	\$ 3,192.00	Health Insurance	\$ 5,255.00
Meals	\$ 5,539.00	Meals	\$ 2,327.00
Professional Fees	\$ 73,000.00	Professional Fees	\$ 15,798.00
Rent	\$ 111,214.00	Rent	\$ 137,687.00
Market Rent Adjustment	\$ (116,476.00)	Market Rent Adjustment	\$ (116,476.00)
Officers Salary	\$ 134,575.00	Officers Salary	\$ 173,783.00
Less( RE Tax)	\$ (33,690.00)	Less( RE Tax)	\$ (34,973.00)
Total Adjustments	\$ 212,818.00	Total Adjustments	\$ 194,918.00
Profit/ Loss on Financials	\$ (80,622.86)	Profit/ Loss on Financials	\$ (67,308.00)
Adjusted Profit	\$ 132,195.14	Adjusted Net Profit	\$ 127,610.00
Global Cash Flow	\$248,671.00	Global Cash Flow	\$244,086.00
Annual Sales	\$ 1,021,563.00	Annual Sales	\$ 1,110,495.00
Food Cost	\$ 360,316.00. 35%	Food Cost	\$ 398,274.00. 36%
Labor Cost	\$ 384,377.00. 38%	Labor Cost	\$ 421,582.00. 38%

# Kitchen and Pizza Area





# Dining Bar and Gaming



# Woodridge, IL Demographics

Understanding the local demographics is crucial for assessing the market potential and long-term viability of Nonnie's Pizza. Woodridge offers a compelling profile for a family-friendly restaurant and bar.

**33K+**

## **Vibrant Community**

A robust local population provides a consistent and accessible customer base for the business.

**\$105K**

## **Strong Purchasing Power**

The high median household income indicates a community with significant disposable income for dining and entertainment.

**75%**

## **Family Households**

A high percentage of family households ensures a strong market for a beloved pizza restaurant.

These favorable demographic indicators, combined with the strategic location near recreational facilities, position Nonnie's Pizza for continued success and growth within the Woodridge community.

# Next Steps & Contact Process

01

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## Initial Inquiry

Contact our team to discuss your interest and schedule a confidential consultation about this opportunity.

02

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## Property Tour

Schedule a private walkthrough of both the business operations and property to evaluate the investment potential firsthand.

03

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## Financial Review

Upon NDA execution, receive comprehensive financial documentation and performance data for detailed analysis.

### Contact Information:

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