



# Fully-Equipped Freestanding Pizzeria w/Bar

**7613 Howe Rd, Wonder Lake, IL 60097**

**A Longstanding Pizzeria For Over 70 Years  
In The Heart Of The Wonder Lake Recreational Corridor**

An exceptional opportunity to acquire a freestanding restaurant and real estate in the heart of the Wonder Lake recreational corridor.

This well-known property has served the community for decades under several recognizable concepts — including **Millie's Pizza**, **Dusty's Pizza** and most recently **Napoli Pizza Beach Bar** — and is now ready for its next chapter under new ownership.

# A Rare Opportunity At A Glance

Rarely does a freestanding restaurant property with real estate included come to market in a lake community as sought-after as Wonder Lake.

This sale bundles the building, land and all furniture, fixtures & equipment into a single, compelling acquisition — giving a new owner an immediate head start with a built-out physical asset and a location that carries decades of brand recognition.

**70+**

## Years of History

Established in 1955 as Millie's Pizza — a community institution for generations

**2,800**

## Square Feet + Basement

Single-story freestanding brick building with additional below-grade storage

**100**

## Total Seats

60 inside across two distinct rooms plus 40 outside on a wrap-around deck

**32**

## Parking Spaces

Ample on-site parking on .94 acres — over 41,000 sqft of land

**\$50K**

## FF&E Value

All furniture, fixtures and equipment included in the asking price

**1939**

## Year Built

Classic one-story brick construction with detached two-car garage

# Photo Tour



# A Well Known Property Serving The Community For Decades

Located at 7613 Howe Rd, Wonder Lake, IL 60097 — at the corner of Howe Rd and Wonder Woods Dr — this single-story freestanding brick building sits on 41,132 sqft (.94 acres) of land with a commanding presence along one of the area's primary east-west corridors. Built in 1939, the building carries the character and permanence that only decades of community life can produce.

The layout is divided into two distinct rooms that offer tremendous flexibility for a new operator. The first room features a small bar with a 2-door glass cooler, a fireplace, seating and space designated for video gaming — a natural gathering hub for locals. The second room is the showpiece: vaulted ceilings, expansive windows and skylights flood the space with natural light, while direct access to the wrap-around deck extends the dining experience outdoors with 40 additional seasonal seats.

A full basement provides excellent below-grade storage capacity, and the detached two-car garage adds further utility for operators, deliveries or equipment storage. The property also features a pole sign with its own dedicated parking lot accommodating 32 vehicles — a meaningful competitive advantage in any lake-community dining market.

## Interior Features

- Two separate gathering/dining rooms
- Bar area
- Fireplace
- Space to add video gaming (again)
- Vaulted ceilings, skylights & expansive windows
- Fully equipped kitchen
- Full basement for additional storage

## Exterior Features

- Single-story freestanding building
- Basement for extra storage
- Wrap-around deck with 40 outdoor seats
- Pole sign for maximum visibility
- Detached two-car garage
- 32-space on-site parking lot
- On 41,132 sqft or land or .94 acres

# Fully Equipped Kitchen In Place

One of the most compelling aspects of this acquisition is the comprehensive, restaurant-grade kitchen that comes fully included in the sale. A new operator can walk in, re-license and begin service without the significant capital outlay typically required to outfit a commercial kitchen from scratch. The equipment package reflects years of investment by previous operators and is valued at \$50,000 — included entirely in the asking price.

The kitchen is anchored by a professional-grade hood system and a pair of Blodgett double-stack pizza ovens — the gold standard in commercial pizza production — making this facility immediately suited for a pizzeria concept. The suite of supporting equipment covers the full spectrum of casual-dining preparation needs, from raw ingredients through finished plates.



## Pizza & Baking

- 2 Double-Stack Blodgett Pizza Ovens
- Convection Oven
- Dough Mixer & Roller



## Cooking Equipment

- Large Commercial Hood
- 4-Burner Tabletop Stove
- Flat Top Grill
- 2 Deep Fryers



## Cold Storage

- 2-Door & 3-Door Sandwich Prep Coolers
- 2-Door Stand-Up Cooler
- 2 Single-Door Stand-Up Freezers
- Walk-In Cooler & Freezer

The full FF&E package — including all furniture, fixtures and equipment throughout the building — is valued at \$50,000 and is included in the asking price.

# Wonder Lake, IL - One Of McHenry County's Most Desirable Recreational Communities

Wonder Lake is one of McHenry County's most desirable recreational communities, centered around an 840-acre private lake — Wonder Lake renowned for boating, fishing, waterskiing, snowmobiling and year-round outdoor activities. The surrounding neighborhoods comprise thousands of lakefront homes, cottages and established residential communities — creating a loyal, year-round local customer base that few comparable Illinois markets can match.

The property sits along Howe Rd, a primary east-west corridor connecting residential communities throughout the Wonder Lake area. Its position at the corner of Howe Rd and Wonder Woods Dr — near the major intersection of Barnard Mill Rd and Route 31 — ensures strong daily traffic visibility. The location is bounded by Route 173 to the north, Route 47 to the west, Route 31 to the east, and Route 120 to the south, placing it at the accessible center of a well-traveled regional network.

The area experiences significant seasonal visitation, particularly during the warmer months when boating and lake recreation bring additional traffic to local restaurants and gathering spots. But Wonder Lake is also a colder month market with snowmobiling routes, winter recreation trails and ice fishing, plus a deeply rooted local residential community sustain traffic throughout all 4 seasons, creating a remarkably resilient revenue environment for a well-operated hospitality concept.



## Prime Corridor Visibility

Strong exposure along Howe Rd with a pole sign, corner lot positioning and easy access from multiple major routes throughout McHenry County.



## Lakefront Residential Base

Surrounded by thousands of lakefront homes, cottages and established neighborhoods that generate consistent local dining demand year-round.



## Seasonal Surges

Spring, summer, fall and winter bring weekend/seasonal visitors and vacation homeowners to Wonder Lake — dramatically amplifying foot traffic and dining demand.

# Nearby Destinations & Local Traffic Drivers

The property's competitive advantage is not just its building — it's its address. Wonder Lake's surrounding ecosystem of recreational destinations, outdoor attractions and community gathering points creates a diverse, multi-season stream of potential guests that few suburban or rural restaurant locations can replicate. A well-positioned operator can tap into this traffic with minimal marketing effort simply by virtue of the location's existing draw.

From the marina at Wonder Lake's shoreline to the vast trail system of Wonder Lake State Park, visitors arrive throughout the year with appetites and leisure time to spend. Local parks, campgrounds and outdoor destinations round out a year-round calendar of activity that extends well beyond the summer peak. Winter brings snowmobilers, ice fishers and cold-weather recreation enthusiasts — all of whom need a warm, welcoming place to gather after a day outdoors.

## Wonder Lake Waterfront & Marinas

Direct proximity to the lake's recreational shoreline, public boat launches and multiple marina access points serving hundreds of boaters and anglers throughout the season.

## Wonder Lake State Park

Over 3,000 acres of trails, wildlife habitat and outdoor recreation just moments from the property — drawing hikers, cyclists, birders and nature enthusiasts year-round.

## Local Parks, Campgrounds & Recreation

A network of community parks, campgrounds and outdoor destinations throughout the Wonder Lake area that collectively drive consistent seasonal visitation to the corridor.

## Snowmobile Routes & Winter Recreation

Popular snowmobile trails and winter recreation activity ensure that the property's high-traffic season extends well past the summer months into a true 4-season opportunity.

## Growing Residential Development

Expanding residential communities throughout Wonder Lake and McHenry County continue to grow the area's permanent population base — adding new households to the local dining market annually.

# Large & Growing Customer Base

Wonder Lake's customer base is as layered as it is loyal. Unlike a typical suburban restaurant market driven solely by lunch and dinner commuter traffic, this community draws from a diverse mix of year-round residents, weekend/seasonal visitors and recreational users — each bringing their own dining occasions, spending patterns and frequency of visit. A new operator inheriting this location inherits access to all of them.

This multi-layered customer profile creates a diversified revenue base across all seasons and demographics. The year-round residential community provides a stable floor of business, while seasonal peaks during spring, summer, fall and winter — driven by lake recreation, boating and outdoor tourism — dramatically elevate revenue potential during the property's highest-traffic months. Winter snowmobile and recreation traffic further extends the active calendar well beyond what most comparable Midwest lake markets experience.

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## Local Families

Year-round regulars, daily and weekly dining occasions

## Lake Homeowners

Consistent spring, summer and fall traffic, high average spend

## Boaters & Water Users

Pre and post-activity dining and drinking demand

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## Weekend Visitors

Friday through Sunday peak traffic, high-volume days

## Winter Enthusiasts

Snowmobilers, ice fishers, cold-weather outdoor crowd

## Growing Communities

New households from McHenry County development expansion

# Bring Your Concept Here!

The building's flexible layout, bar area, equipped kitchen and outdoor deck make it adaptable to a wide range of hospitality concepts. Whether a buyer intends to continue the property's pizza heritage or pivot to something entirely new, the physical asset supports virtually any lake-oriented or casual dining direction. The combination of a bar, interior dining rooms and outdoor seating gives operators the ability to segment their guest experience in meaningful ways — running a lively bar scene in one room while maintaining a quieter, dining-friendly atmosphere in the other.

The wrap-around deck is a particularly underutilized asset waiting to be fully realized. In a lake community with seasonal outdoor culture at its core, a well-developed outdoor dining and entertainment space can become the single most powerful driver of incremental revenue. The potential to further expand with an outdoor patio — extending the property's seasonal footprint even further — represents a compelling value-add opportunity for a buyer with vision.

## 1 Pizzeria

The Blodgett double-stack ovens and 70-year pizza heritage make a continued pizzeria concept the path of least resistance — with built-in brand recognition from 3 generations of local diners.

## 2 Lake-Oriented Restaurant Or Casual Dining Spot

Wonder Lake's waterfront culture and year-round recreational traffic make it a natural fit for a casual, lake-themed dining destination. Think seasonal menus and a relaxed atmosphere that welcomes boaters straight off the dock — and a loyal local following that returns season after season.

## 3 Tavern, Lake Bar or Sports Bar

The existing bar area, fireplace, and video gaming space are already primed for a neighborhood tavern or sports bar concept. Add lake-themed decor and the setting practically sells itself to boaters and locals alike.

## 4 Event & Private Party Venue

Two separate rooms, outdoor deck and ample parking create a natural event venue setup. Birthday parties, company gatherings and seasonal celebrations are all within reach for a new operator.

## 5 Live Music & Entertainment

The vaulted-ceiling second room, skylights and outdoor deck provide a natural stage for live entertainment — a format that resonates deeply in recreational lake communities throughout the Midwest.

# An Ideal Opportunity To Reimagine & Build Upon

This listing represents a straightforward, asset-based acquisition of the real estate, building and all included FF&E. There is no operating business to underwrite — the property is currently closed — making this an ideal opportunity for a buyer who wants to establish their own concept from day one without inheriting prior operational complexities. The seller/landlord is retiring after a long tenure in the community.

## Established History

- **1955:** Millie's Pizza — Original Concept
- **1992:** Dusty's Pizza — Second Era
- **2020:** Napoli Pizza Beach Bar — Most Recent Concept

### Property Details

- **Address:** 7613 Howe Rd, Wonder Lake, IL 60097
- **County:** McHenry
- **Building:** One-story Freestanding Brick Building (Built In 1939)
- **Size:** 2,800 SqFt + Basement
- **Seating:** 60 Inside + 40 Outside (100 Total)
- **Garage:** Detached 2-Car Garage
- **Parking:** 32 On-Site Spaces
- **Land:** 41,132 SqFt (.94 acres)
- **Real Estate Taxes:** ~\$10,000/Year

### Sale & Transaction Details

- **Sale Type:** Asset Sale With Property
- **Assets:** All Furniture, Fixtures & Equipment Included (FF&E) Valued At \$50,000
- **Pins:** 09-06-130-028,09-06-131-001, 002, 003, 004, 044
- **Class:** B
- **Seller Financing:** Not Available
- **Reason for Sale:** Retiring
- **Liquor License:** Need To Re-Apply
- **Gaming License:** Need To Re-Apply
- **Concept:** Bring Your Concept Here!

With the property included in the sale, buyers have the flexibility to reimagine the concept and build long-term value in a highly desirable lake community.

# Be Wonder Lake's Next Popular Dining & Social Destination

Standalone restaurant properties in lake communities rarely come to market — and when they do, they rarely include the real estate. This opportunity bundles the building, land and a fully equipped kitchen into a single acquisition at a price point that reflects genuine value for a buyer with the vision and operational experience to capitalize on what Wonder Lake has to offer.

The property's 70-year history as a community dining destination is not just nostalgia — it is evidence of sustained viability. Three separate operators, across three separate eras, successfully ran food and beverage concepts from this location. The bones are proven. The location is proven. What remains is you to bring the next chapter to life.

With the right concept — whether that's a reimagined pizzeria, a lake-themed bar, a live entertainment venue or a private event space — **a new owner has the rare opportunity to reestablish this property as Wonder Lake's next great dining and social destination.** The community is ready. The infrastructure is in place.

1

## Equipment Package

\$50,000 in FF&E included — professional pizza ovens, full cold storage, bar equipment and furnishings ready to support immediate operations.

2

## Real Estate Included

Own the land and building outright — build lasting equity in a highly desirable lake community rather than paying rent to a landlord.

3

## Four-Season Market

Year-round residents, vacation homeowners, boaters, weekend visitors, seasonal tourism and winter recreation traffic create a diversified, multi-season revenue opportunity unlike most comparable markets.

4

## Flexible Concept Potential

The building supports a pizzeria, casual dining, bar, live entertainment, event venue and more — giving a new owner freedom to create their own concept.

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## Ready to Learn More?

If interested please email or call Pat aMahoney. Showings by appointment only.

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