

LEASE

**Restaurant Unit
Bar & Event
Space Available**

1338 MAIN ST

Crete, IL 60417

PRESENTED BY:

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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

	Main Bar & Event \$7,500/Mo MG
LEASE RATE:	2nd Floor Restaurant \$3,800/Mo MG
BUILDING SIZE:	18,651 SF
AVAILABLE SF:	+/- 9,916 SF Bar +/- 3,665 SF Restaurant
LOT SIZE:	0.2 Acres
YEAR BUILT:	1911
RENOVATED:	2015
MARKET:	Chicago
SUBMARKET:	South Suburban
APN:	23-15-09-314-002; -007; 014-0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a ±18,651 SF Two-Story, Elevatored, Multi-Tenant Retail and Restaurant Building with Patio located at 1338 Main Street in Crete, Illinois. This historical W M Seggebruch building has been renovated former Evil Horse Bar occupies the first floor, with private entry to former Loft Restaurant and Polaris Martial Arts which occupies the second floor. Additional Lower Level office and storage. New roof and Second Floor redesign (flooring and paint) in 2021 and new water heaters for tenants in 2023. Full liquor license for bar operator available with new entertainment area. Incentives within TIF District #2.

PROPERTY HIGHLIGHTS

- +/- 9,916 SF 1st Floor Bar with Patio
- +/- 3,665 SF 2nd Floor Restaurant
- ±1,000 SF Lower Level Office and Storage
- Surface Parking for 20 | Public Parking Across the Street
- Floor Drains | Walk-in Cooler
- Heavy Power | 800 Amp/ 3P/240 V
- Will County | Frontage on Main Street

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	36 months
TOTAL SPACE:	3,665 - 9,916 SF	LEASE RATE:	\$3,800.00 - \$7,500.00 per month

AVAILABLE SPACES

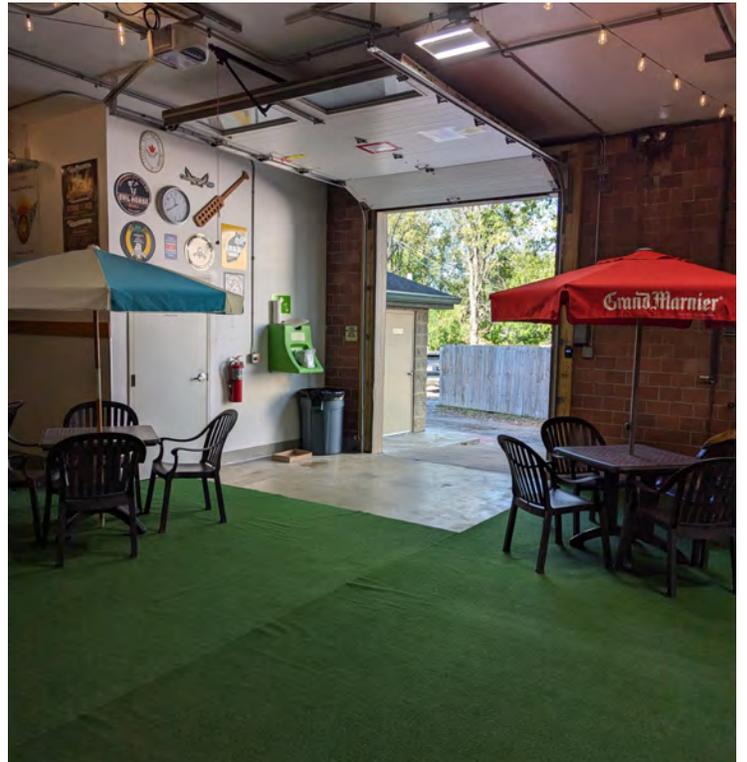
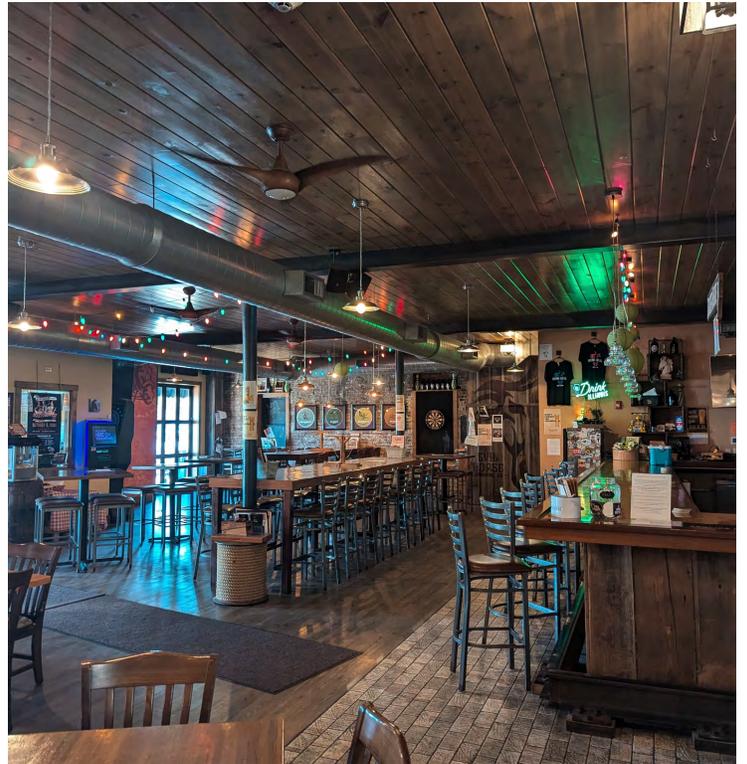
SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1338	Available	9,916 SF	Modified Gross	\$7,500 per month	±9,916 SF 1st Floor Bar with Patio Available ±1,000 SF Lower Level Office and Storage Surface Parking for 20 Public Parking Across the Street Floor Drains Walk-in Cooler Heavy Power 800 Amp/ 3P/240 V Will County Frontage on Main Street
1336-B	Available	3,665 SF	Modified Gross	\$3,800 per month	+/- 3,665 SF 2nd Floor Restaurant and Bar Surface Parking for 20 Public Parking Across the Street Full Kitchen Hood Walk-in Cooler Heavy Power 800 Amp/ 3P/240 V Will County Frontage on Main Street

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UNIT 1338 +/- 9,916 SF BAR



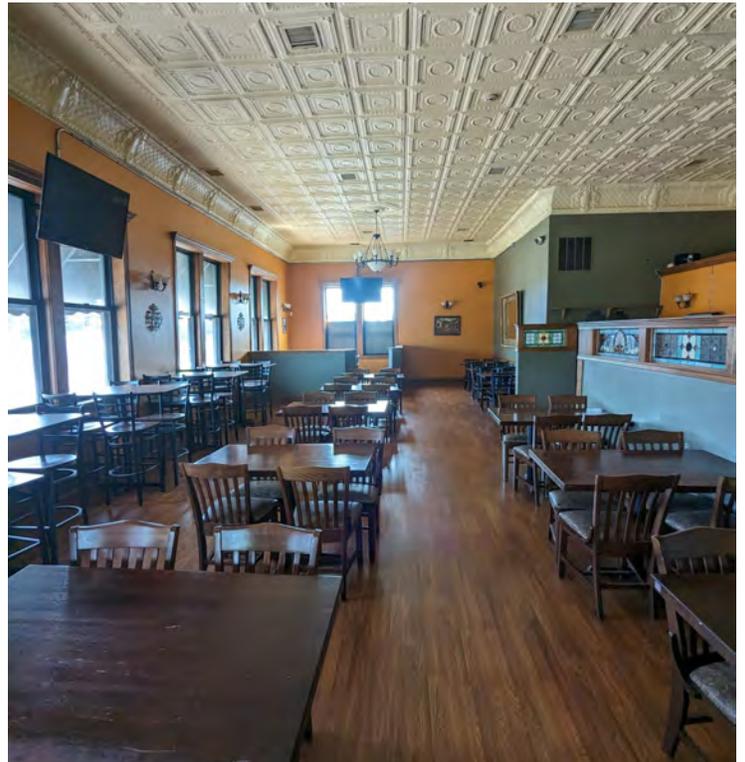
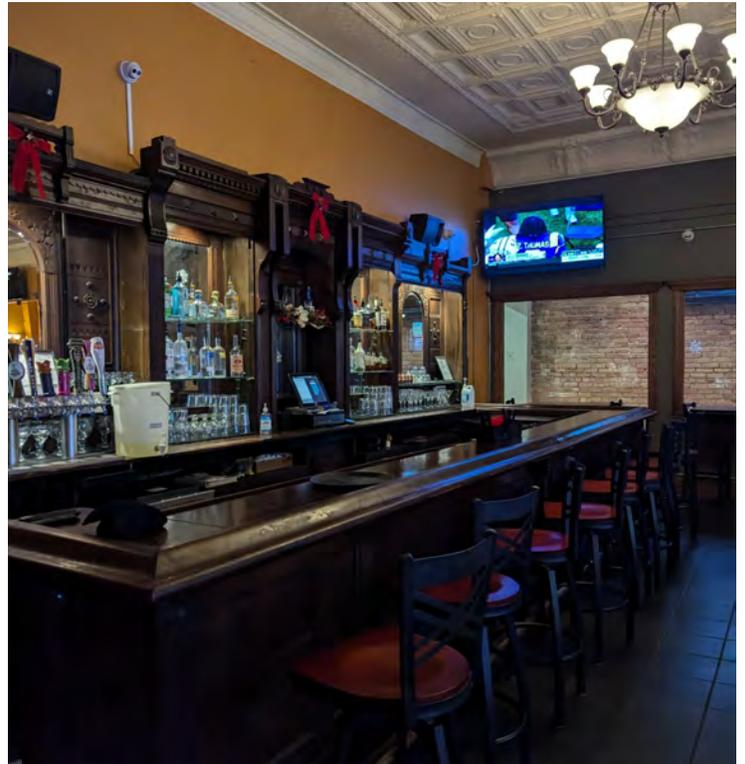
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UNIT 3316-B +/-3,665 SF RESTAURANT



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PROPERTY AERIAL



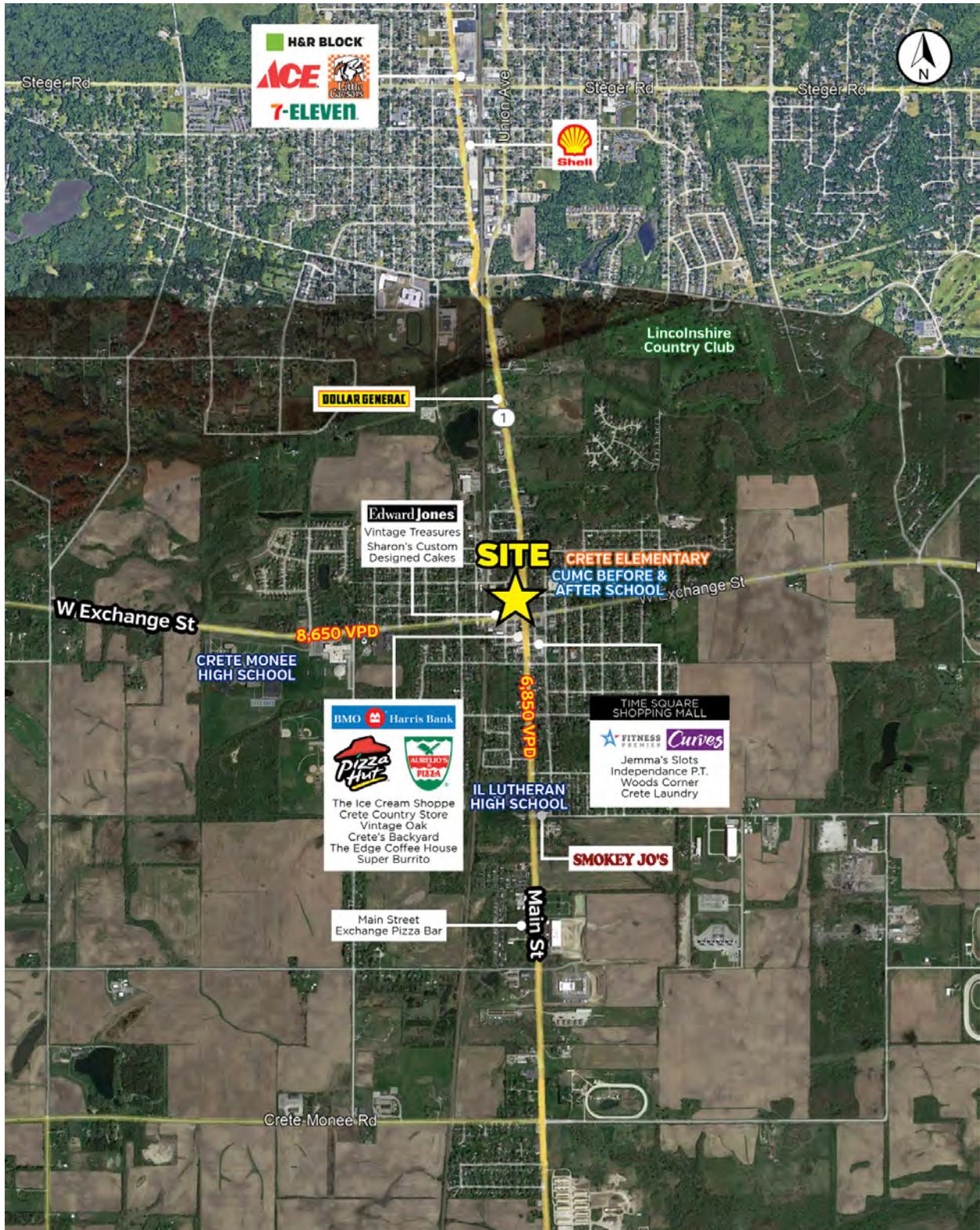
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RETAILER MAP



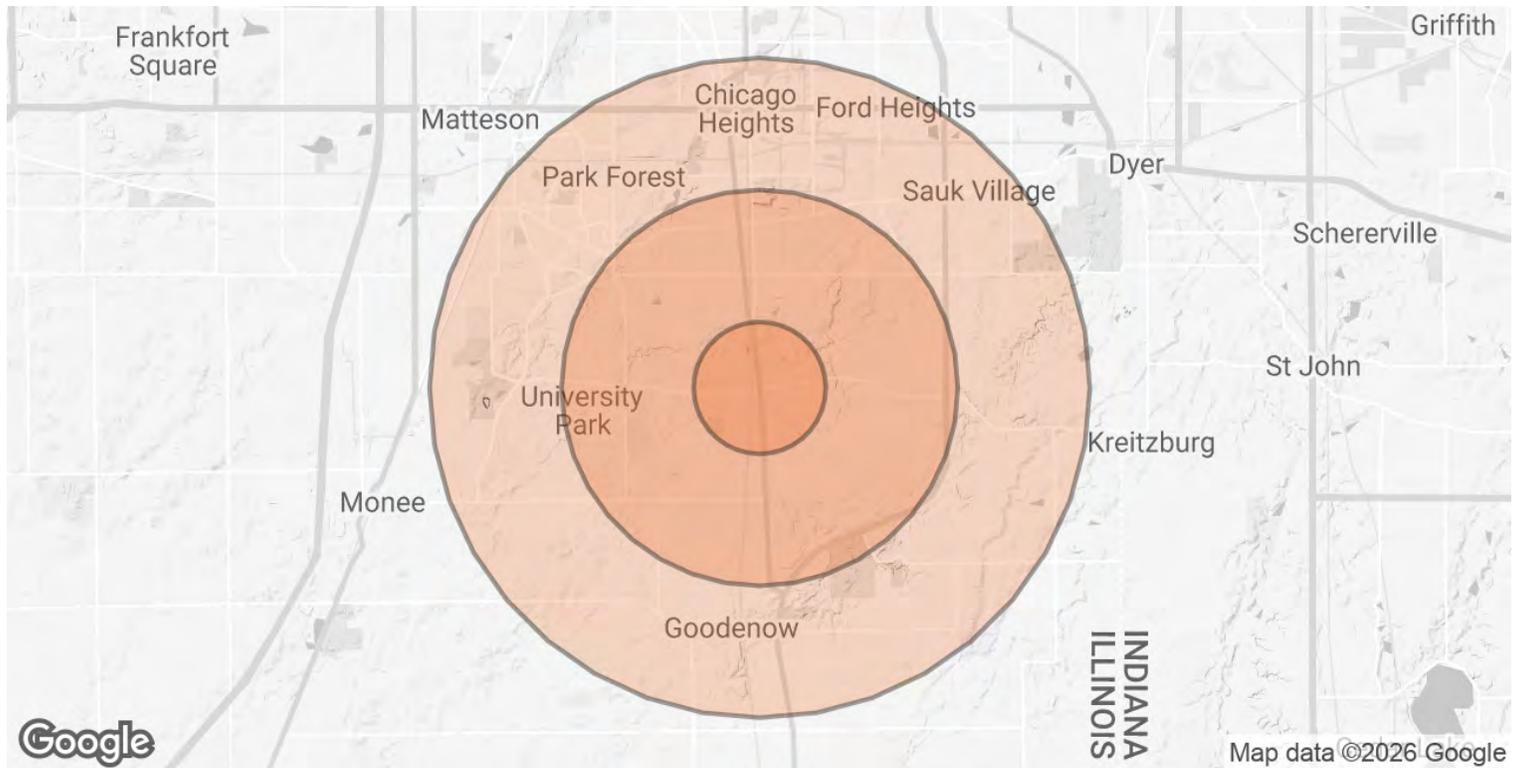
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,138	29,059	85,224
AVERAGE AGE	46.5	40.6	39.1
AVERAGE AGE (MALE)	46.1	41.1	37.5
AVERAGE AGE (FEMALE)	45.3	41.4	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	867	12,908	36,673
# OF PERSONS PER HH	2.5	2.3	2.3
AVERAGE HH INCOME	\$81,865	\$68,087	\$59,519
AVERAGE HOUSE VALUE	\$163,711	\$115,173	\$121,395

2020 American Community Survey (ACS)

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