## 4,500 SF SPORTS BAR/RESTAURANT FOR SALE

# **BBQ'd PRODUCTIONS**

4235 GREEN BAY ROAD | KENOSHA, WI





9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018 773.355.3000 (main) | www.lee-associates.com

**RICK SCARDINO | Principal** 

**TOM BOYLE, SIOR | Principal** 

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#### **PROPERTY HIGHLIGHTS**





4,500 SF turnkey condo restaurant Fully equipped kitchen with loads of excellent existing furniture, fixtures, and equipment!



Incredible turnkey option with great decor for all American, Sports Bar, BBQ, mid-range steakhouse conversion.



Area retailers include Lowe's, Festival Foods, Walmart, Sam's Club, Meijer, Office Max, Menards, Five Below, Petco, The Room Place, Hobby Lobby, Fresh Thyme, Party City, Kohl's, Bed, Bath, and Beyond, Harbor Freight, Dollar Tree



29 miles from Milwaukee Mitchell International Airport



77 parking spaces



Route 31: 34,400 VPD 45th St: 4000 VPD

Route 158: 22,200 VPD



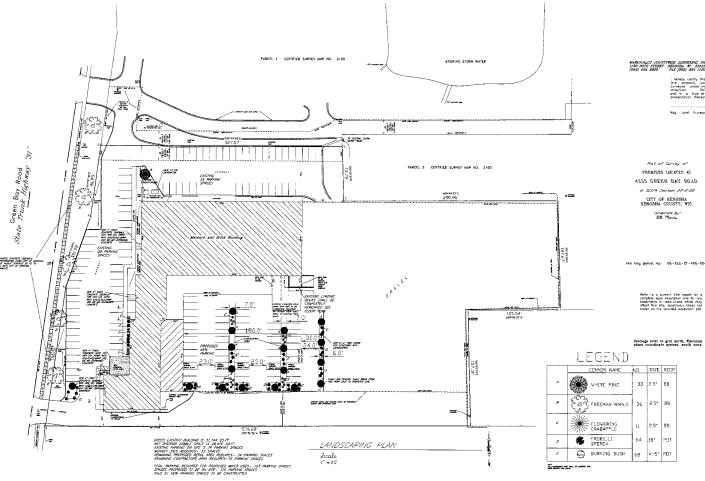
4.5 miles from Kenosha Public Museum9 miles from Pleasant PrairiePremium Outlets10 miles from Carol Beach

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	5,907	69,038	118,814
# OF HOUSEHOLDS	2,457	27,534	48,557
HOUSEHOLD INCOME	\$94,516	\$94,804	\$99,673
DAYTIME POPULATION	4,137	40,728	73,561

## **SITE PLAN**









TYPICAL FENCE DETAIL





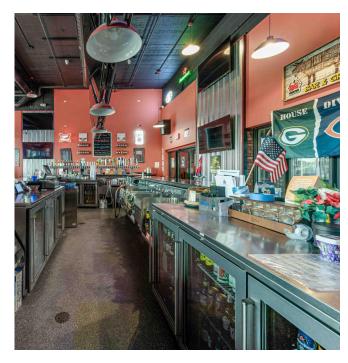












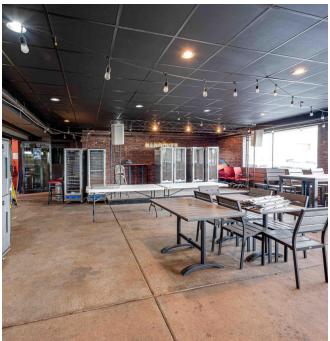




















## **RETAILER AERIAL**





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#### **DEMOGRAPHICS**



1 MILE

3 MILES

**5 MILES** 

5,907

Estimated Population

69,038

Estimated Population

118,814

Estimated Population

2,457

Number of Households

27,534

Number of Households 48,557

Number of Households

\$94,516

Household Income \$94,804

Household Income \$99,673

Household Income

4,137

Daytime Population 40,728

Daytime Population 73,561

Daytime Population

