

10,277 SF SECOND GENERATION RESTAURANT FOR SALE

NICK'S PIZZA & PUB

856 PYOTT ROAD | CRYSTAL LAKE, IL www.crystallake.org



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PROPERTY HIGHLIGHTS



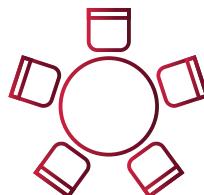
10,277 SF second generation restaurant
on 2.05 acres
[Click here to view the full menu](#)



[Click here to view Drone video](#)
[Click here to view Matterport virtual tour](#)



Successful employee retention and
training program - over 21% of
employees have 5+ years of service



289 seating capacity plus 27 at bar with
28 on patio



3,751 SF basement, prep kitchen,
storage and office



Video slots are allowed (currently not
in place); NTI/VGT = \$56,062



110 parking spaces available (37 spaces
on lot; 80 spaces on adjacent lot)



High household income (\$130,000) in
surrounding area



Nearby Crystal Lake Plaza, Crystal Point
Mall Shopping Center, and
The Commons of Crystal Lake



Virginia Road: 6,100 VPD
Pyott Road/Main Street: 14,200 VPD
James R Rakow Road: 30,600 VPD

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	5,302	61,700	140,936
# OF HOUSEHOLDS	1,955	23,248	51,462
HOUSEHOLD INCOME	\$94,586	\$131,922	\$150,289
DAYTIME POPULATION	6,257	45,884	82,293

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

CUSTOMER PROFILE DEMOGRAPHICS



94.8K

Annual Visits

9.83

Annual Visits PSF

70

Average Dwell Time (Minutes)

39.1%

Bachelor's Degree+

37.5

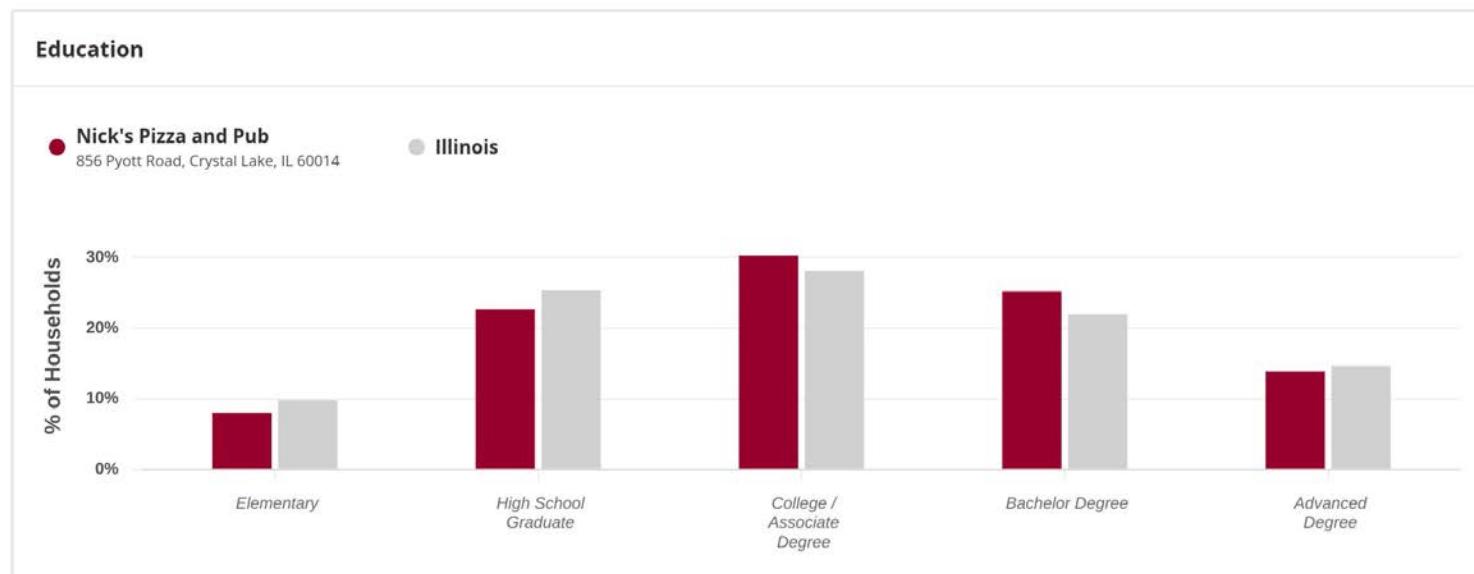
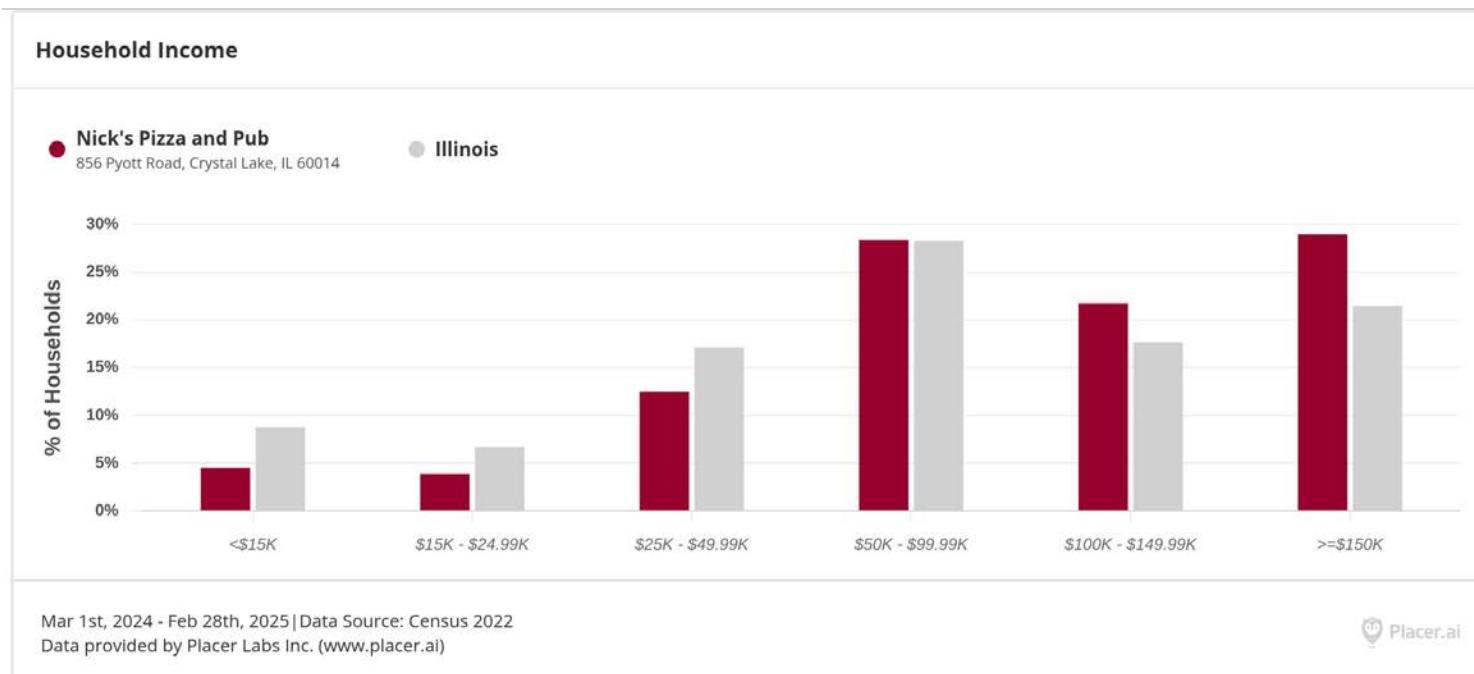
Median Age (Years)

\$101.5K

Median HH Income



CUSTOMER PROFILE DEMOGRAPHICS



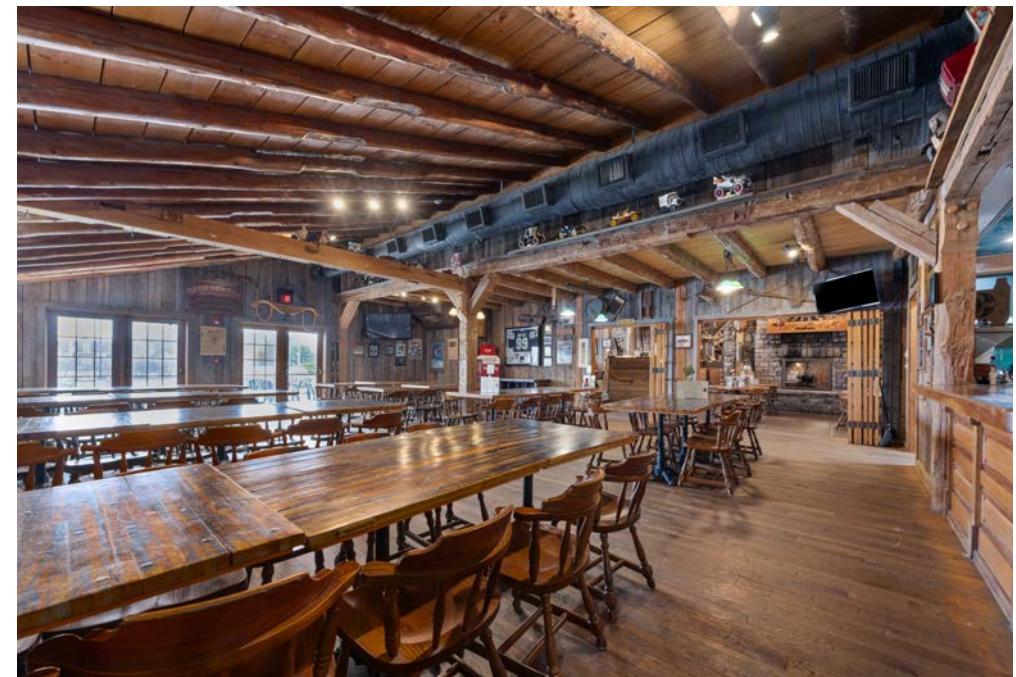
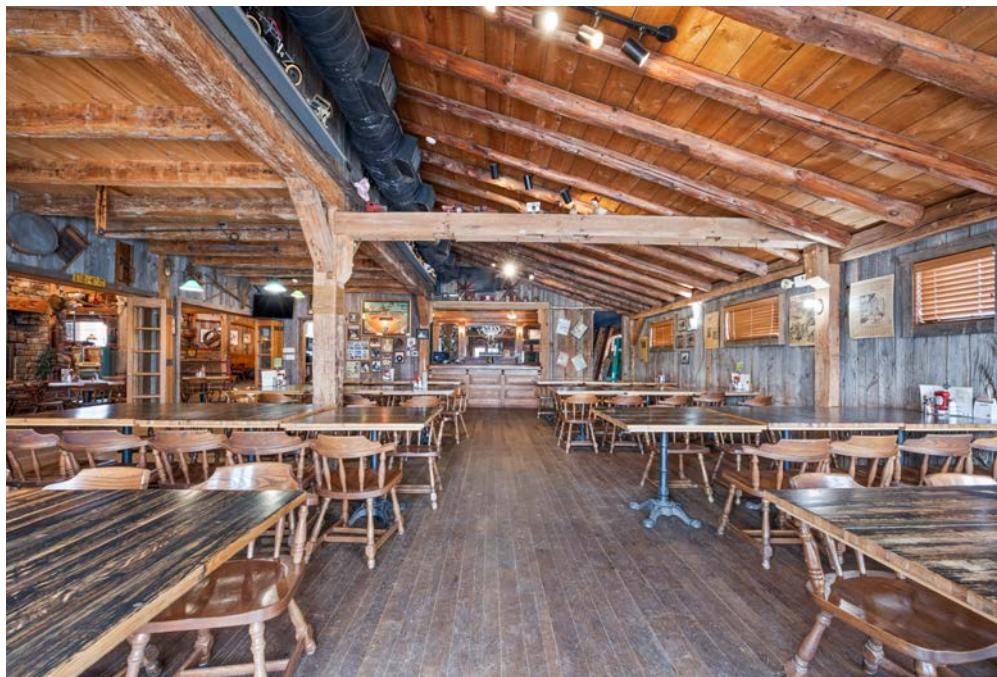
PHOTOS



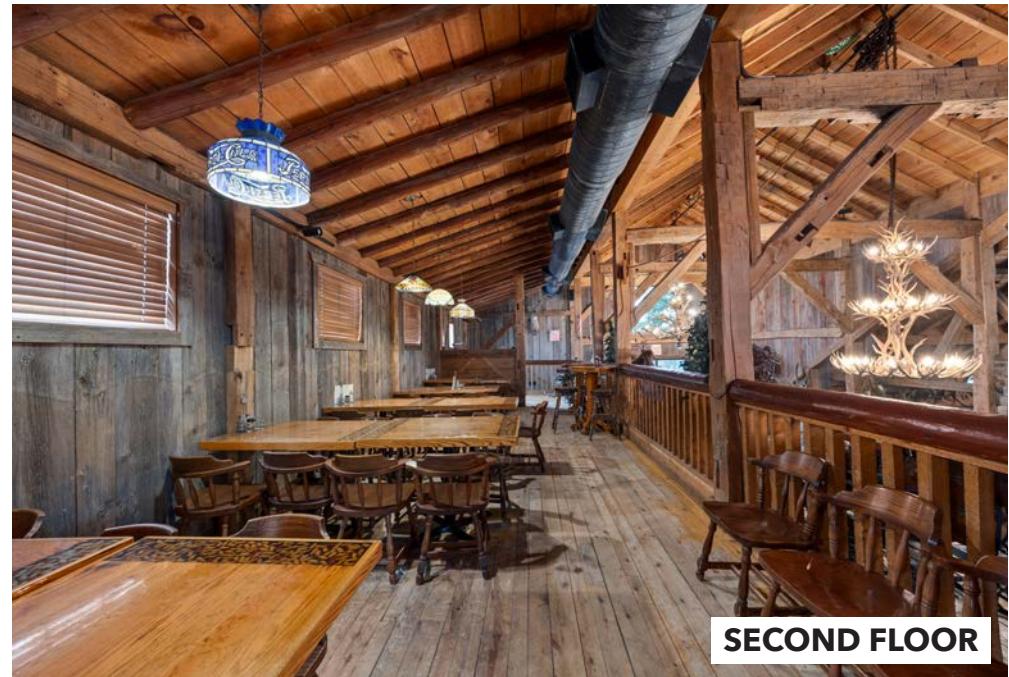
PHOTOS



PHOTOS



PHOTOS

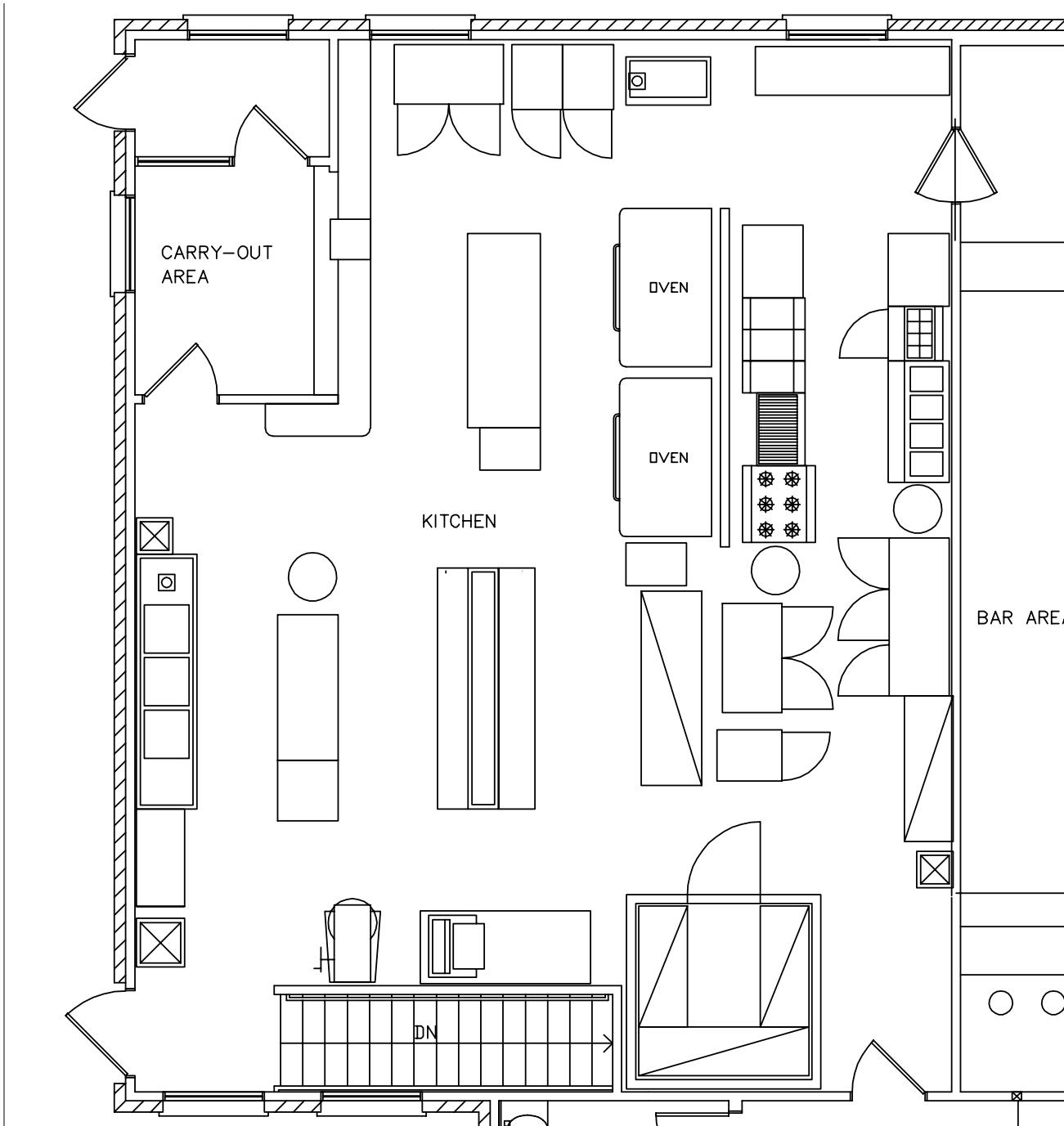


SEATING CHART (FIRST & SECOND FLOORS)



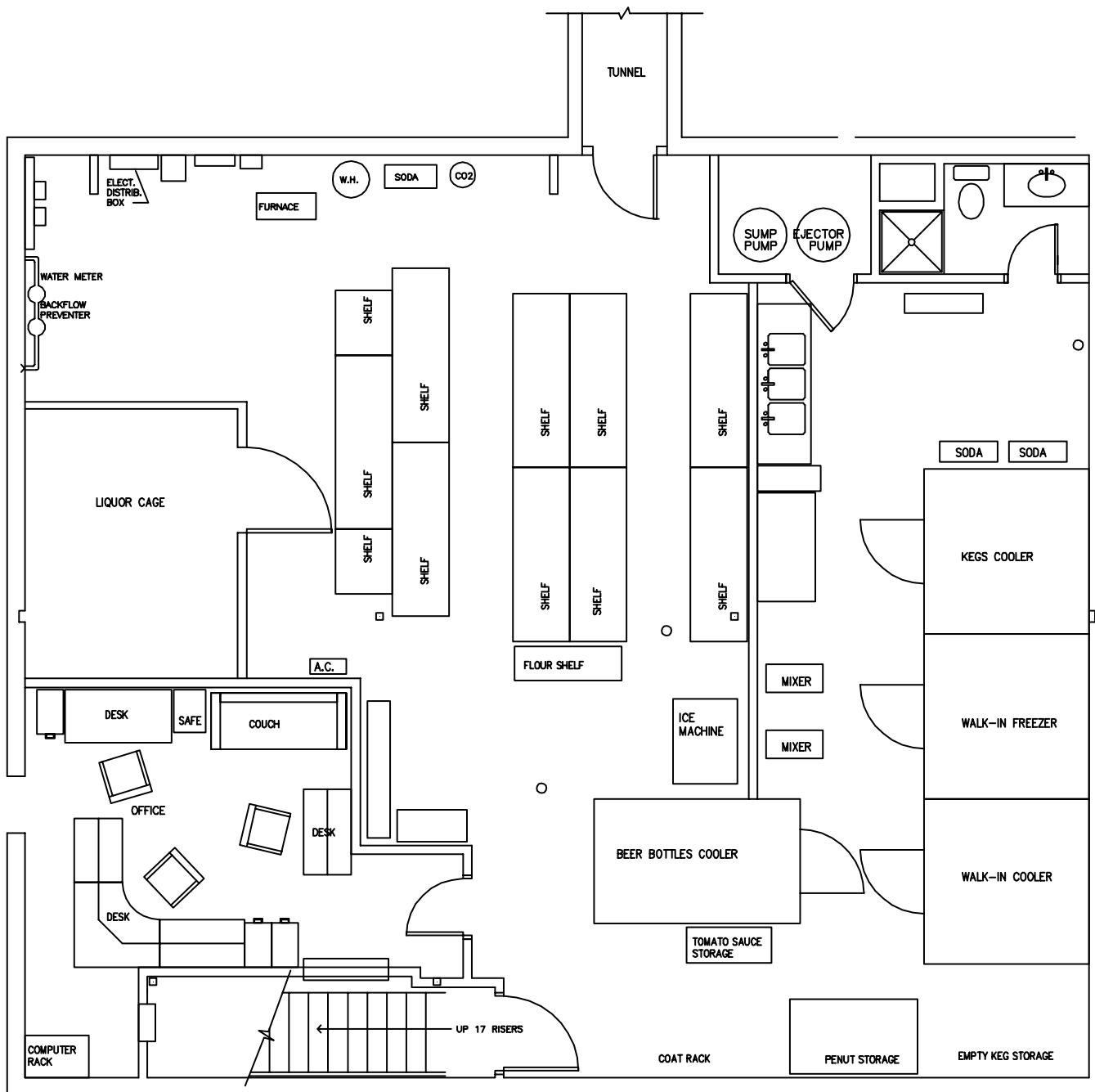
VIEW
360°

KITCHEN AREA



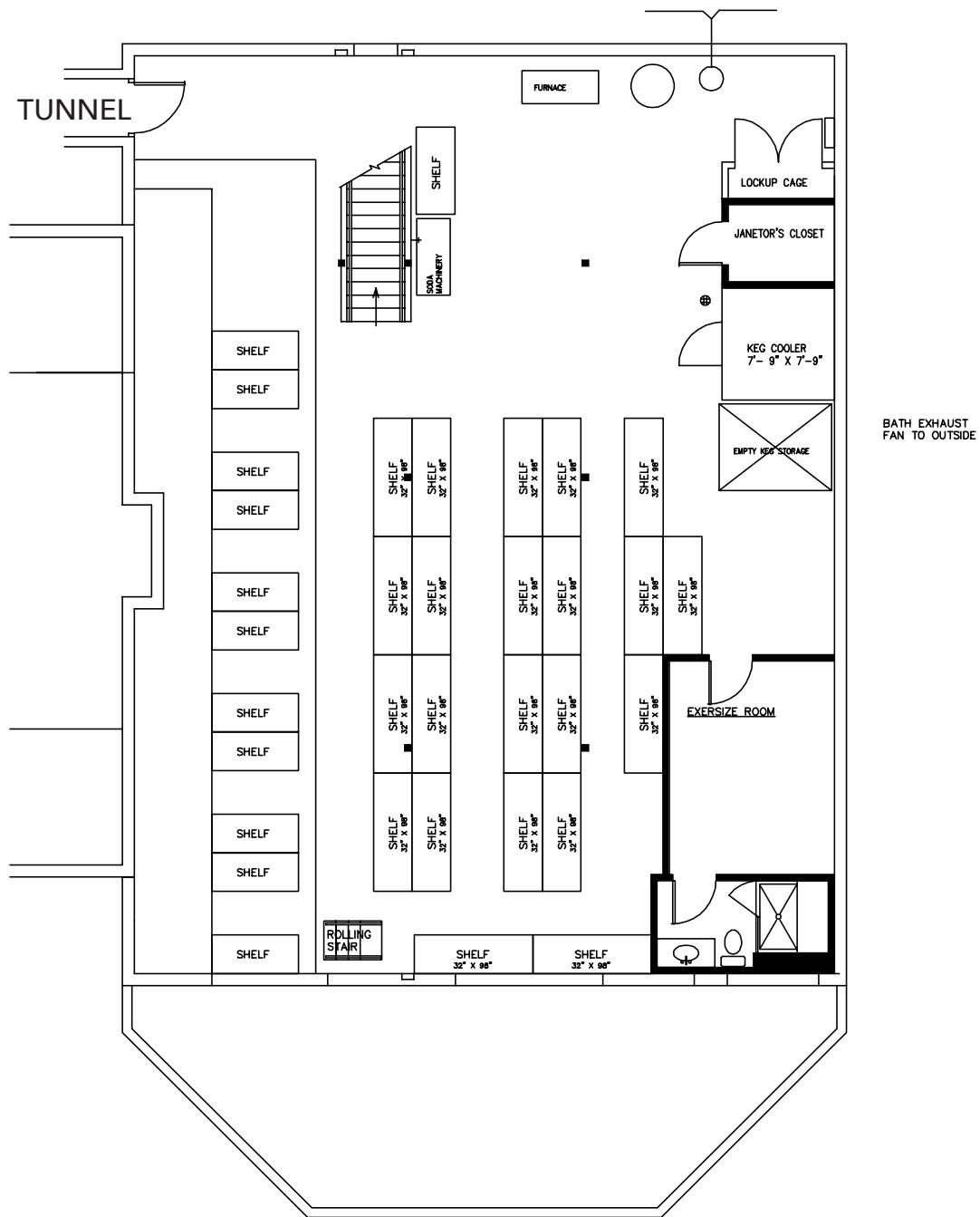
VIEW
360°

CURRENT EAST BASEMENT



VIEW
360°

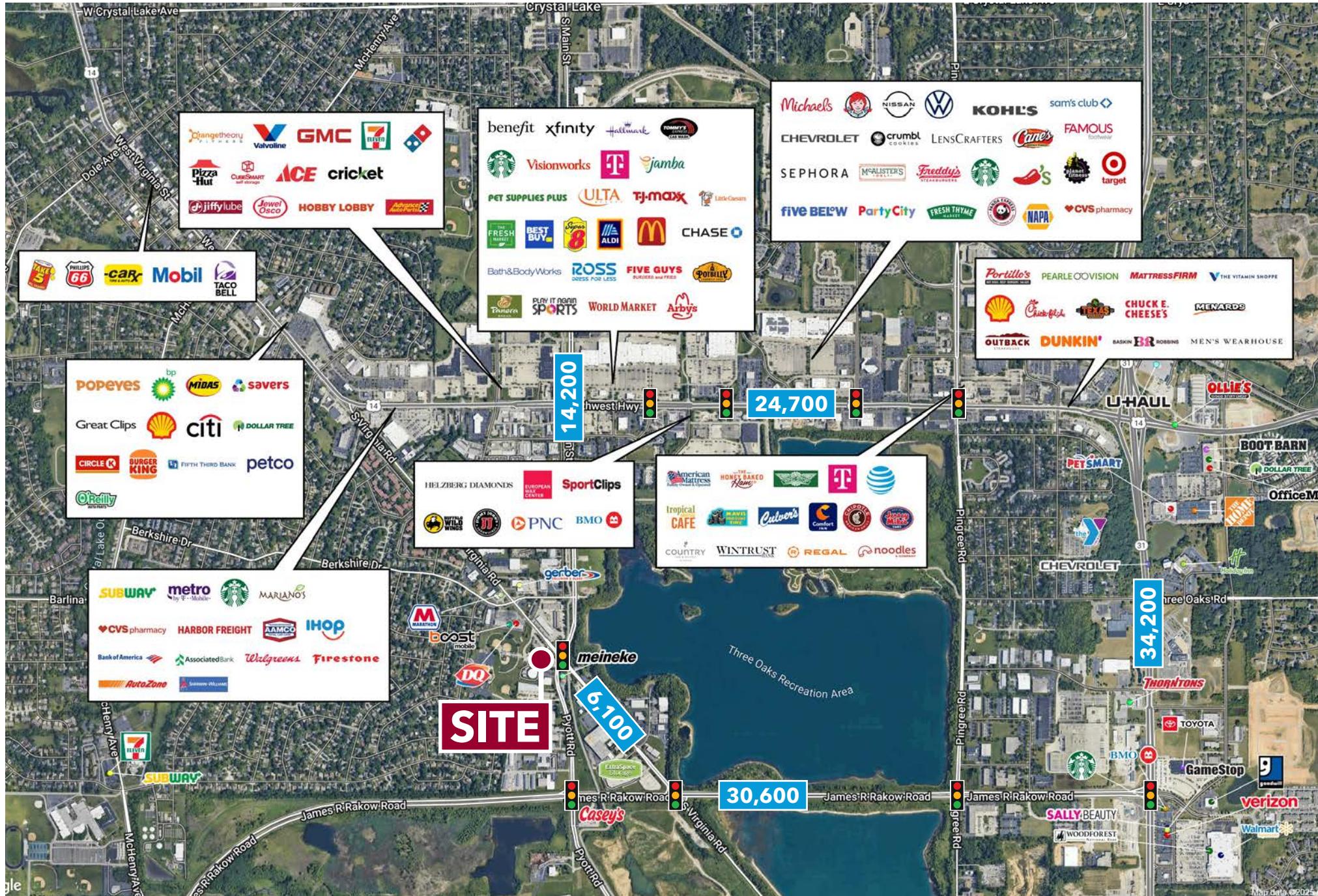
CURRENT WEST BASEMENT



SURVEY



RETAILER AERIAL



DEMOGRAPHICS



1 MILE

5,302

Estimated Population

1,955

Number of Households

\$94,586

Household Income

6,257

Daytime Population

3 MILES

61,700

Estimated Population

23,248

Number of Households

\$131,922

Household Income

45,884

Daytime Population

5 MILES

140,936

Estimated Population

51,462

Number of Households

\$150,289

Household Income

82,293

Daytime Population

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