

10,076 SF SECOND GENERATION RESTAURANT FOR SALE

NICK'S PIZZA & PUB

990 S RANDALL ROAD | ELGIN, IL www.elginil.gov



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PROPERTY HIGHLIGHTS



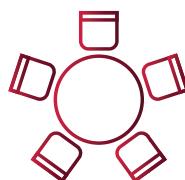
10,076 SF second generation restaurant on 2.35 acres
[Click here to view the full menu](#)



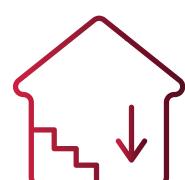
[Click here to view Drone video](#)
[Click here to view Matterport virtual tour](#)



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



286 seating capacity plus 27 at bar with 50 on patio



2,899 SF basement, prep kitchen, storage, and offices



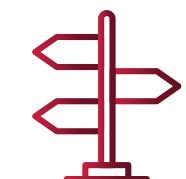
Video slots are allowed (currently not in place); NTI/VGT = \$67,702



200 parking spaces available



High household income (\$140,000) in surrounding area



Signage along S Randall Road



2.6 miles from The Highlands of Elgin Golf Course



Nearby retailers: Chick-fil-A, Lou Malnati's Pizzeria, Mattress Firm, McAlister's Deli, Meijer, Menard's, MOD Pizza, Popeyes, Portillo's, Sam's Club, Walmart, Wendy's



S Randall Road: 38,000 VPD
Bowes Road: 15,600 VPD

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	10,278	75,839	147,447
# OF HOUSEHOLDS	4,085	26,867	51,501
HOUSEHOLD INCOME	\$139,355	\$148,669	\$141,389
DAYTIME POPULATION	4,846	40,558	92,606

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

CUSTOMER PROFILE DEMOGRAPHICS



82.9K

Annual Visits

7.9

Annual Visits PSF

81

Average Dwell Time (Minutes)

44.2%

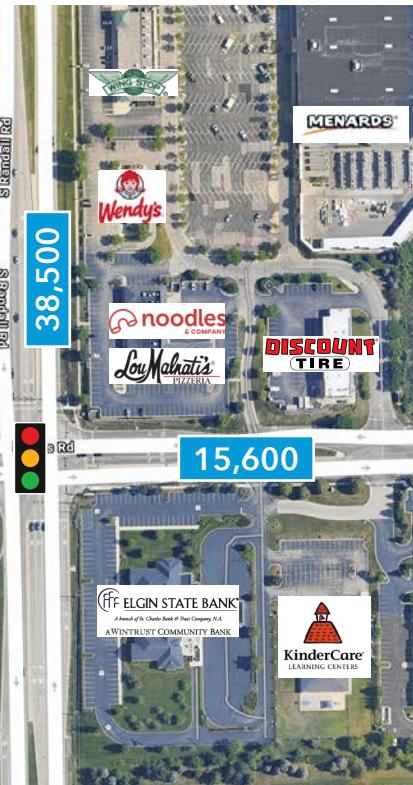
Bachelor's Degree+

36.4

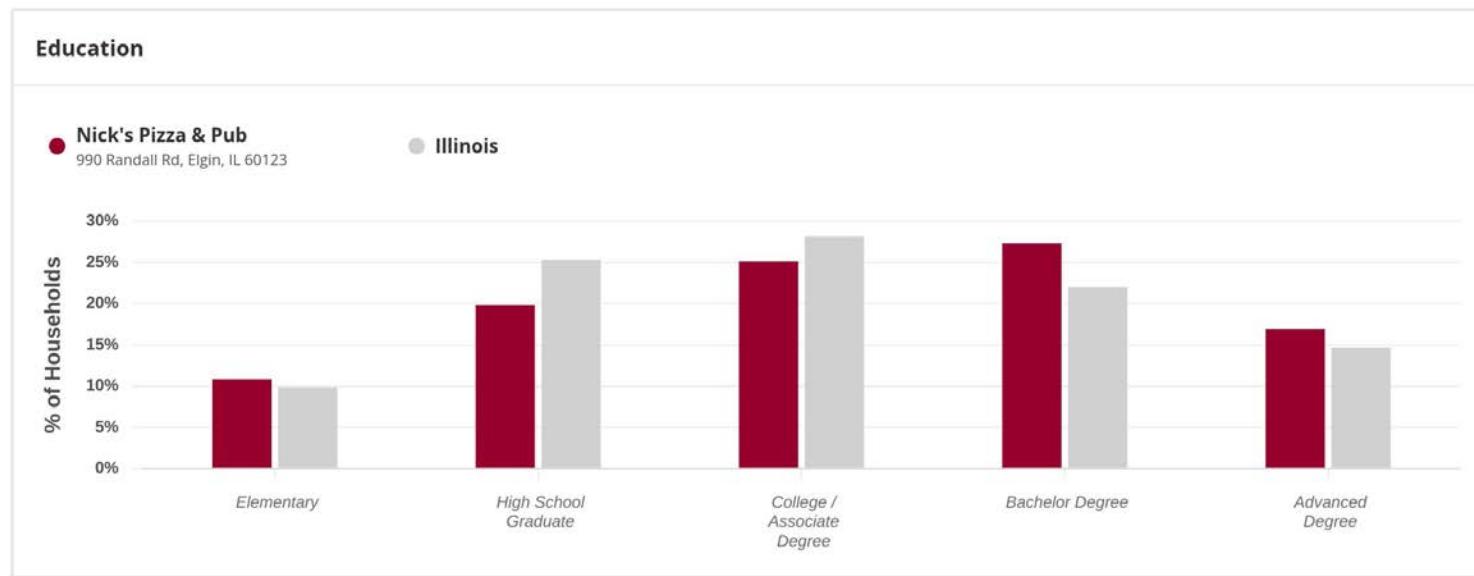
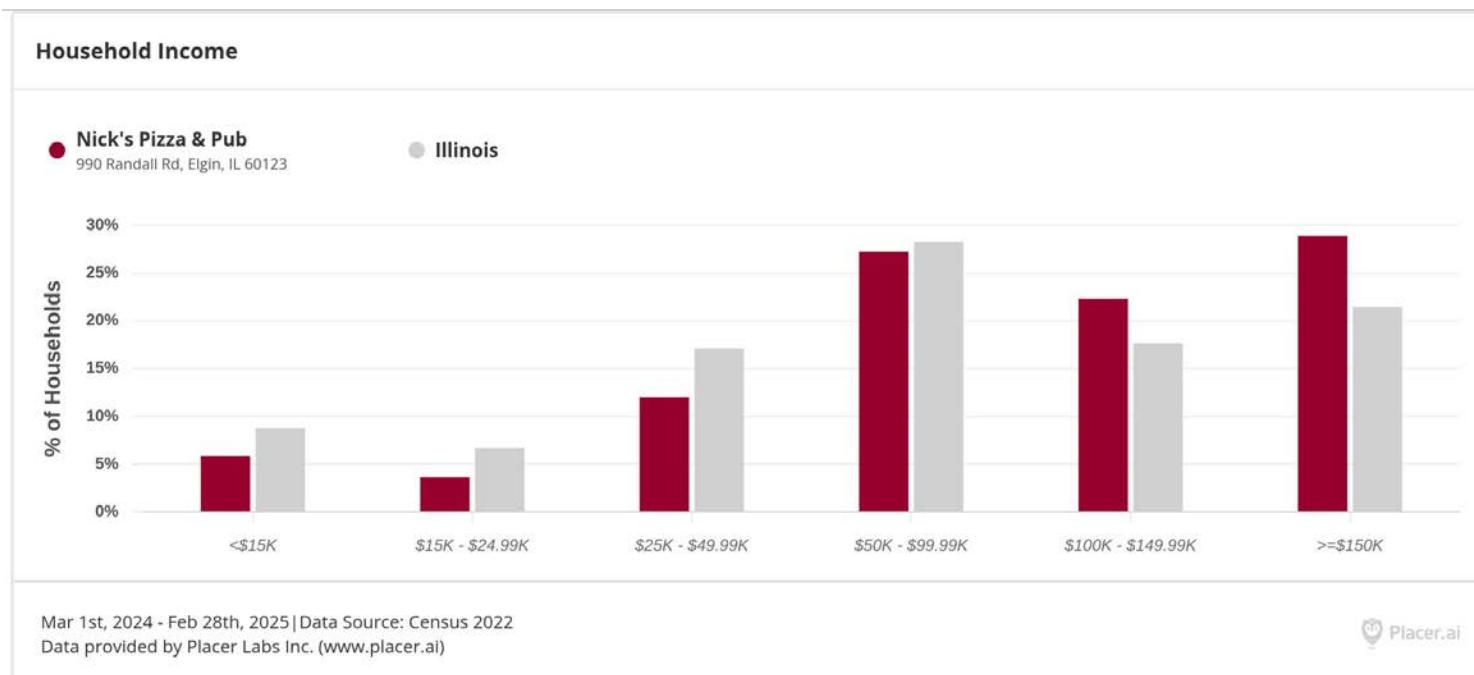
Median Age (Years)

\$102.4K

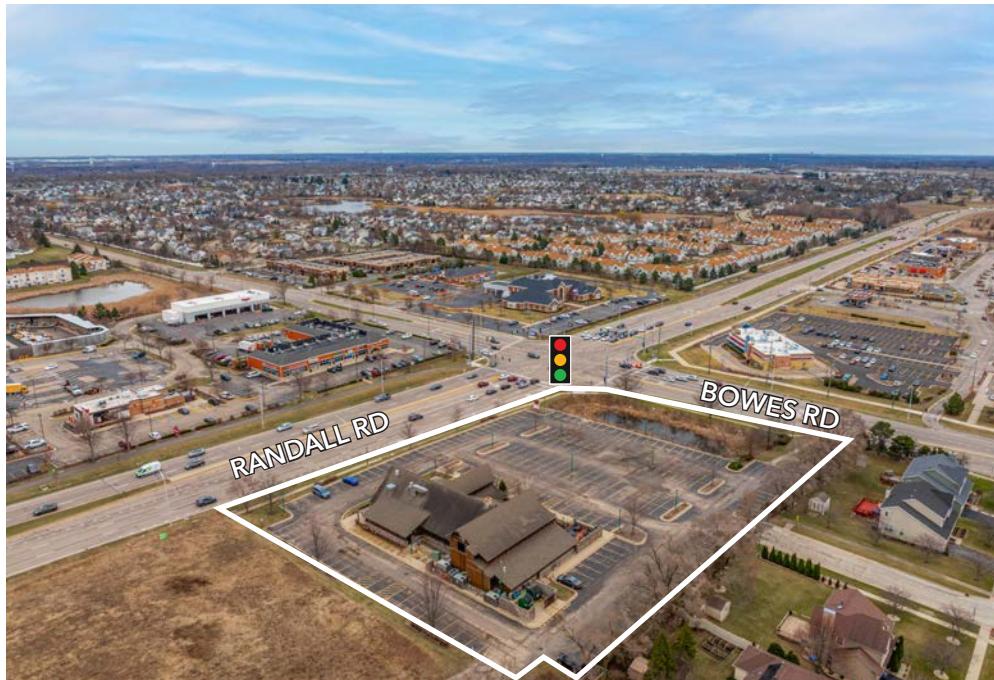
Median HH Income



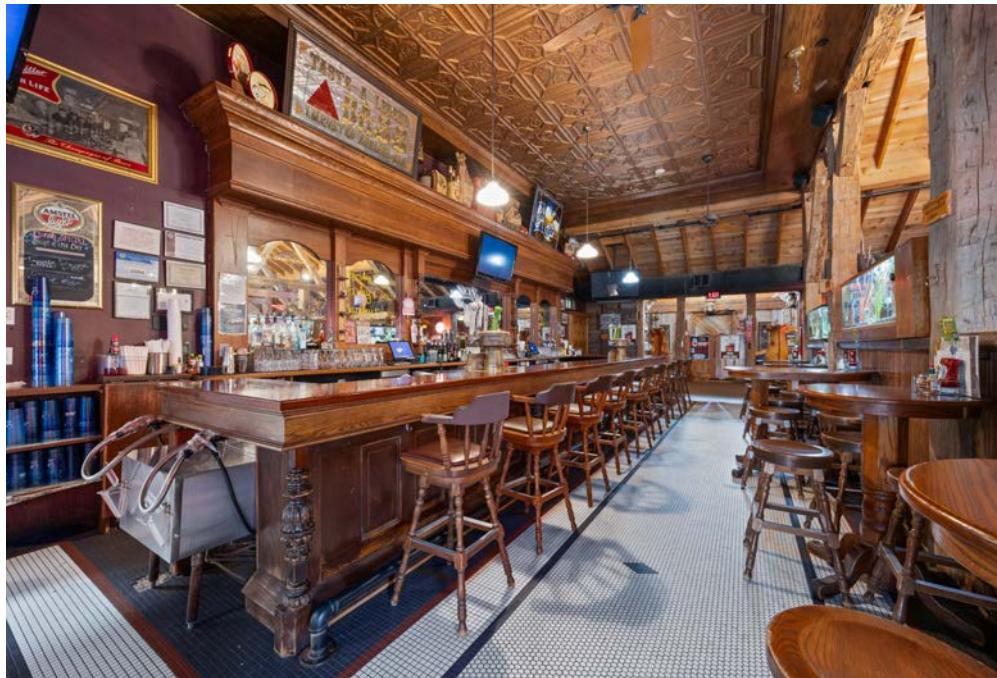
CUSTOMER PROFILE DEMOGRAPHICS



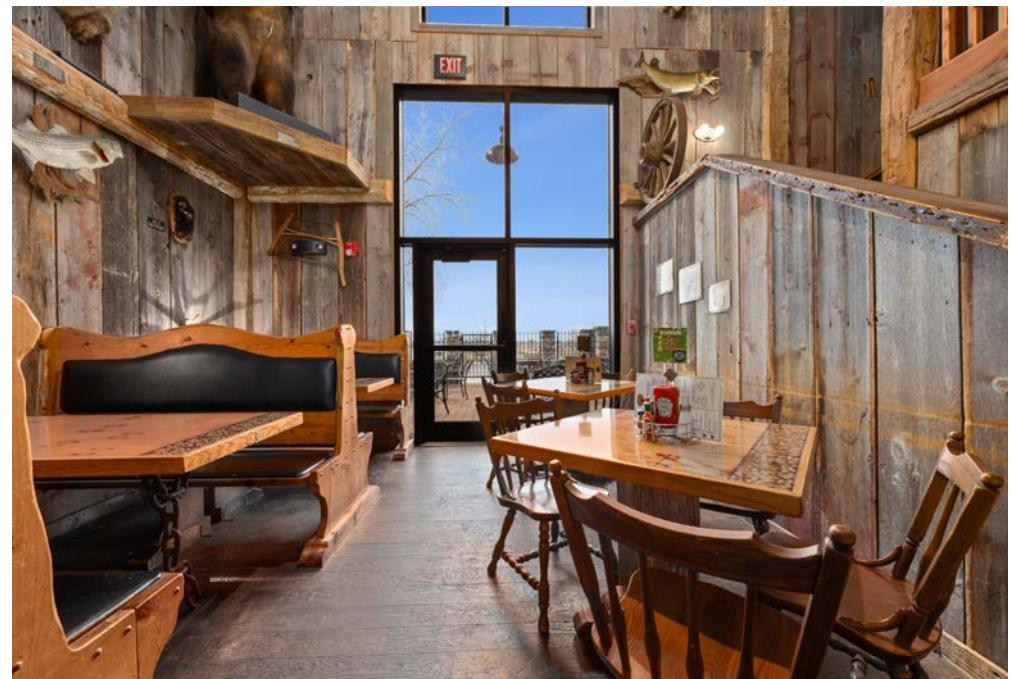
PHOTOS



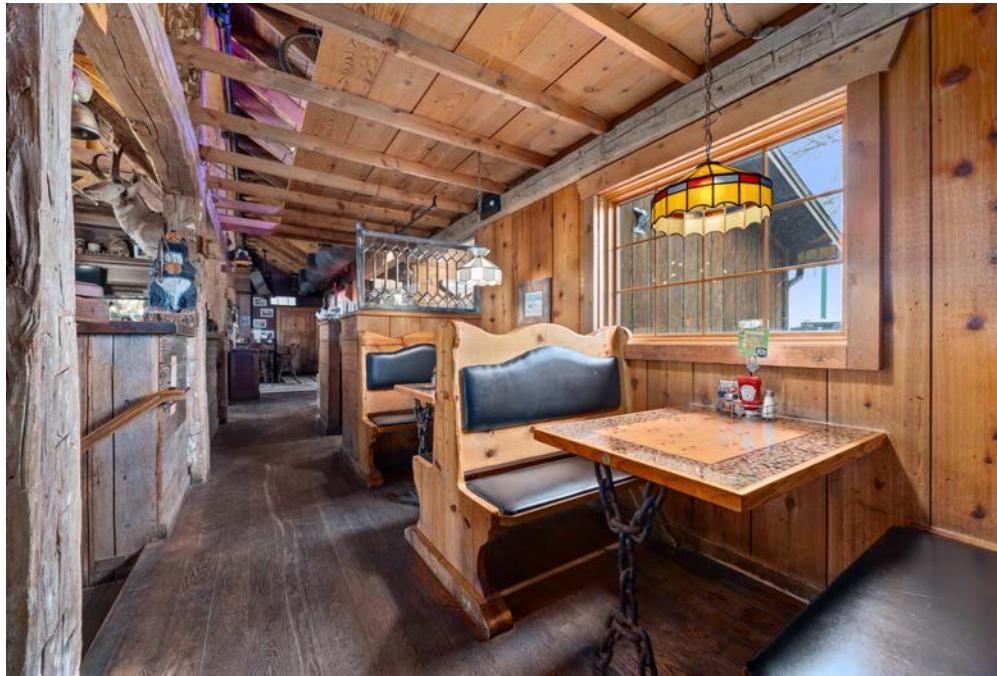
PHOTOS



PHOTOS



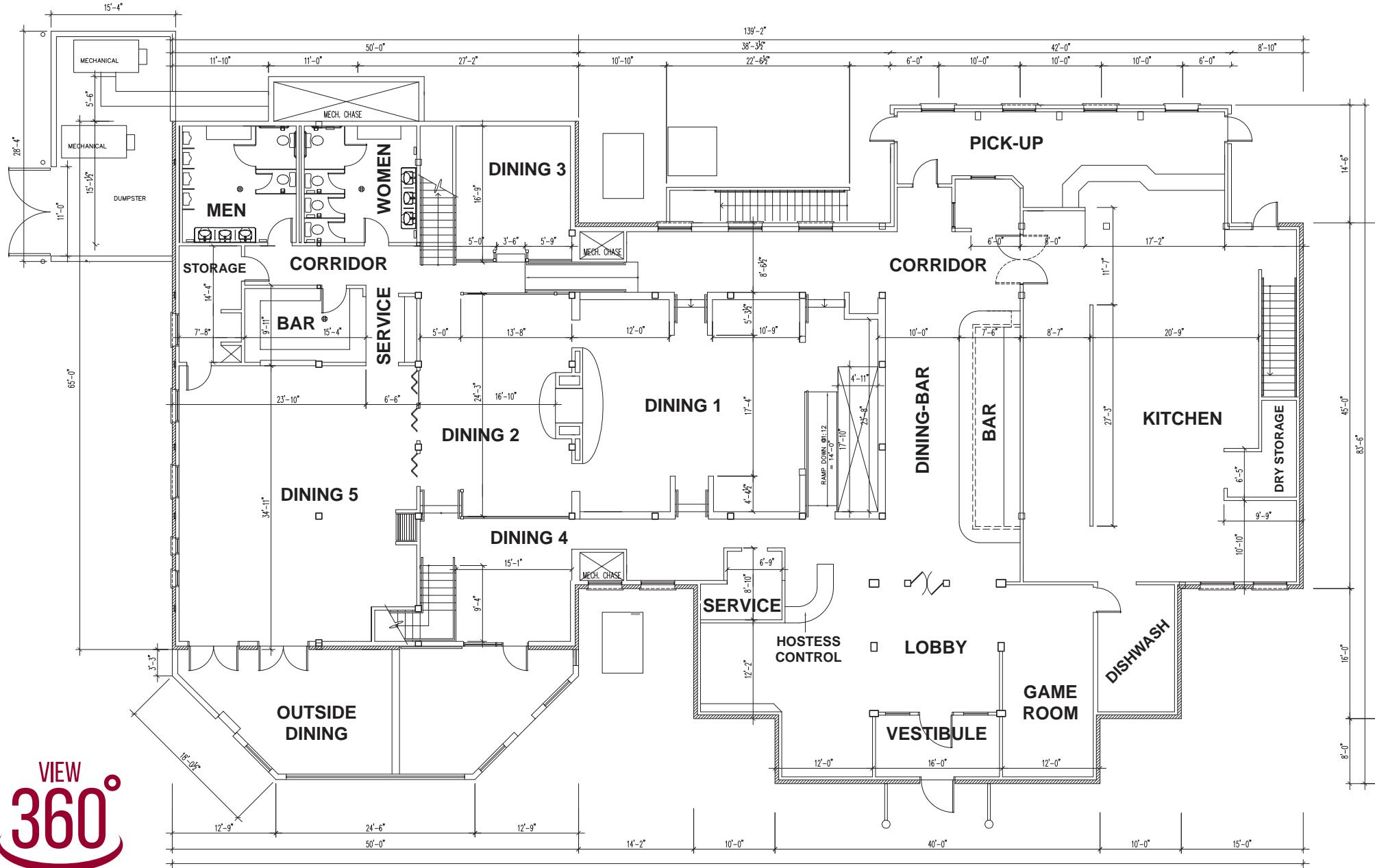
PHOTOS



SECOND FLOOR

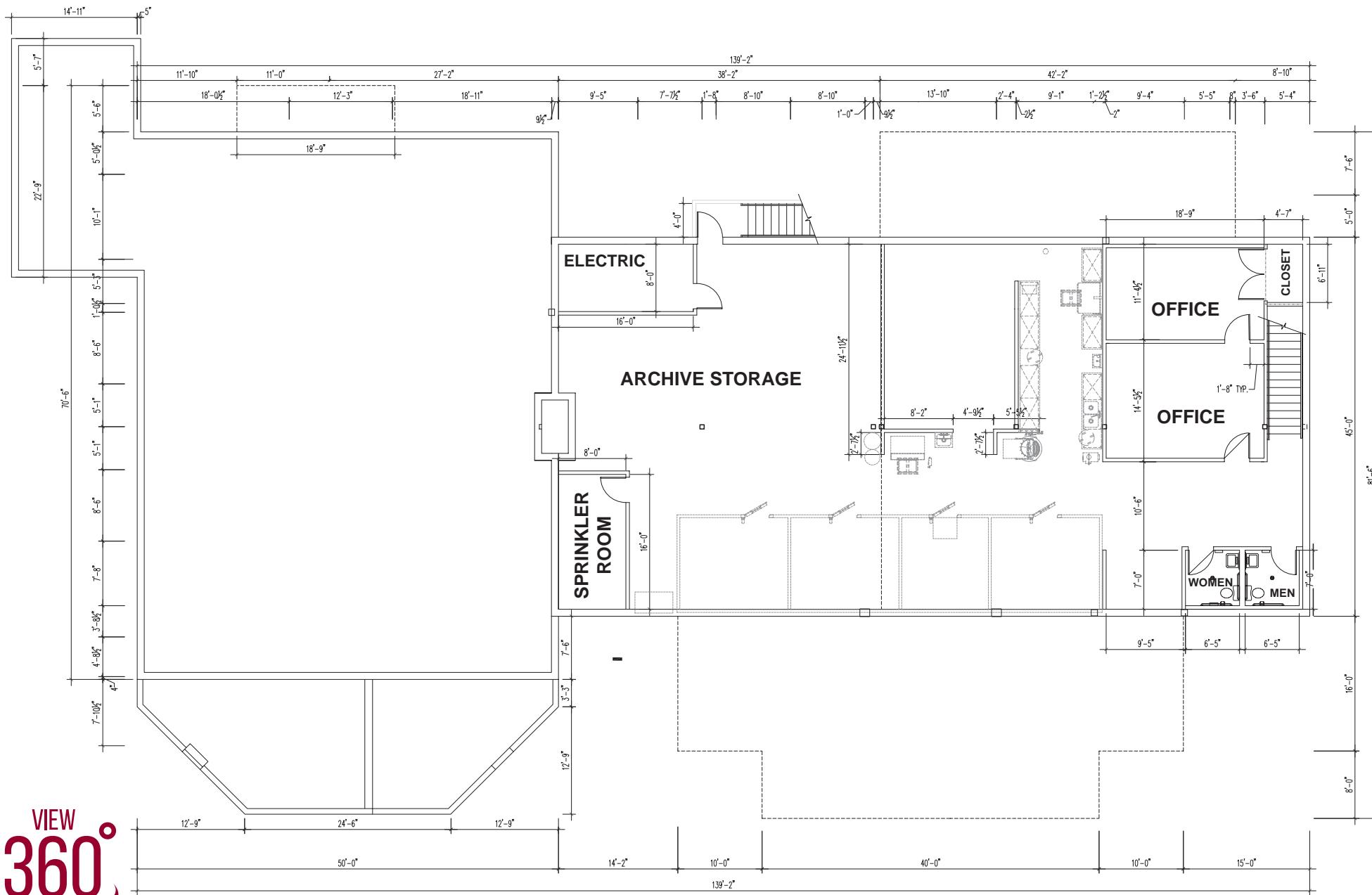


FIRST FLOOR PLAN



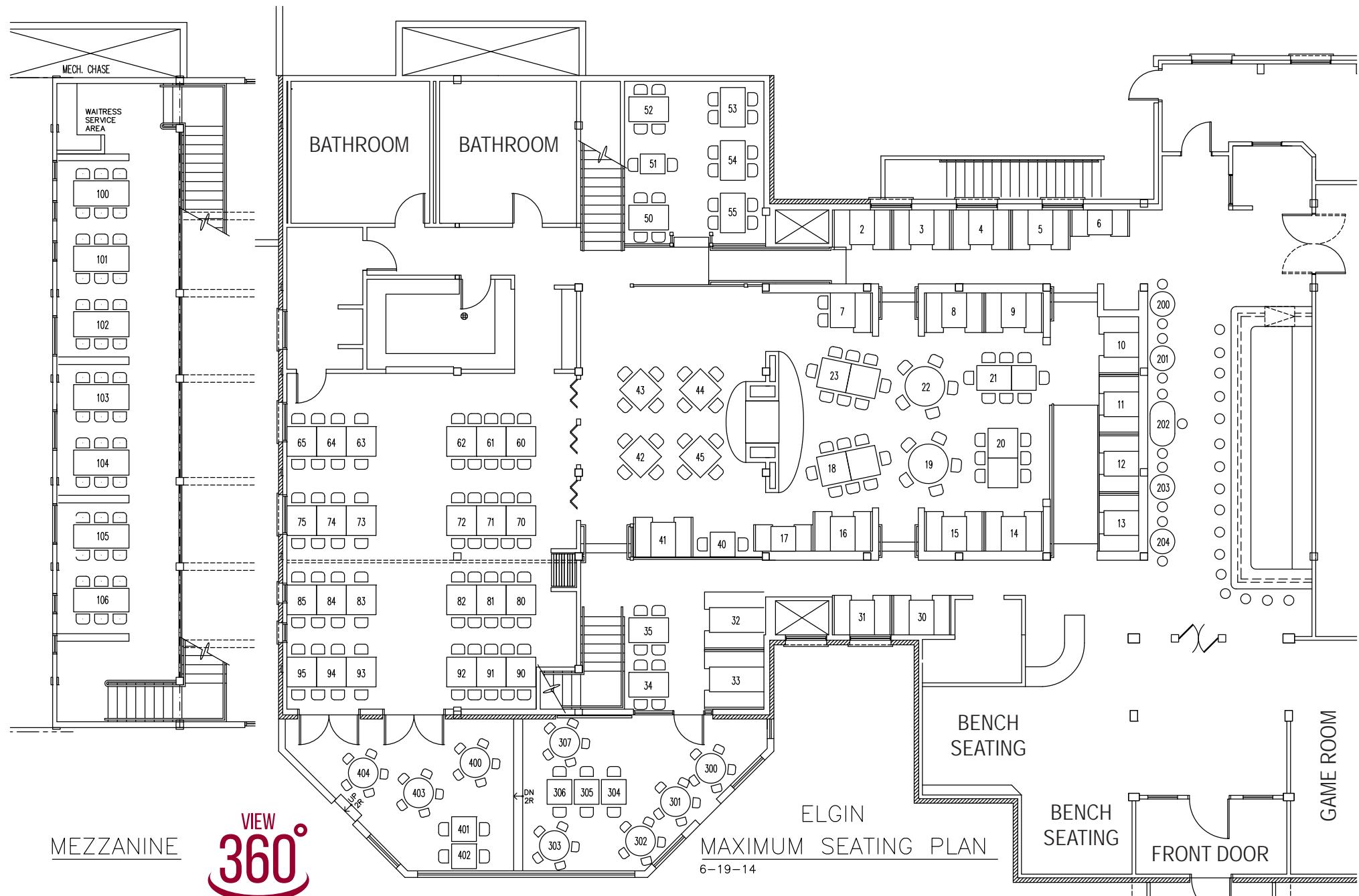
The logo consists of the word "VIEW" in a small, white, sans-serif font above the number "360" in a large, white, bold, sans-serif font. A white curved line starts from the bottom left of the "3" and sweeps up and around the "6" and "0" to the bottom right, creating a 360-degree angle.

BASEMENT PLAN

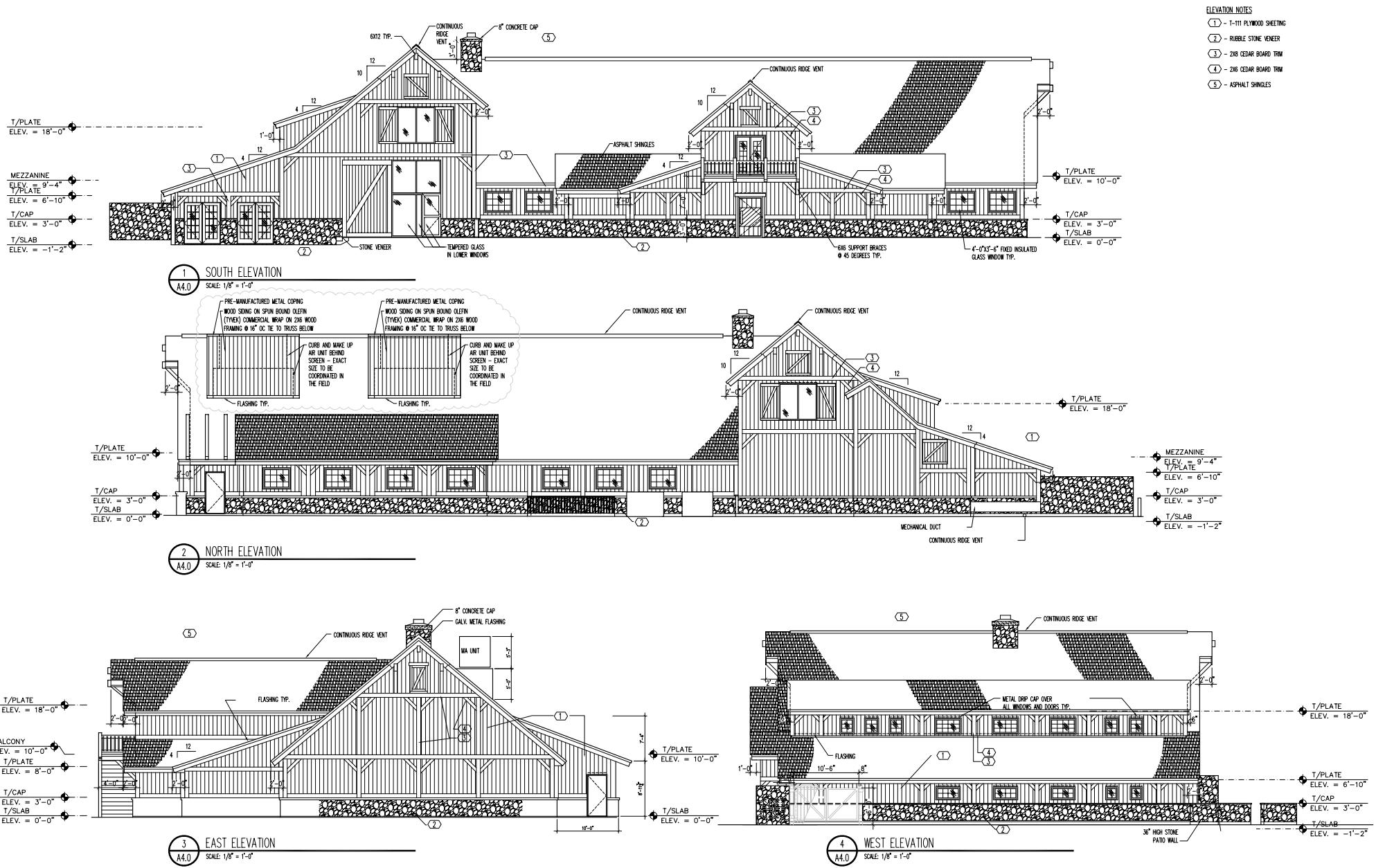


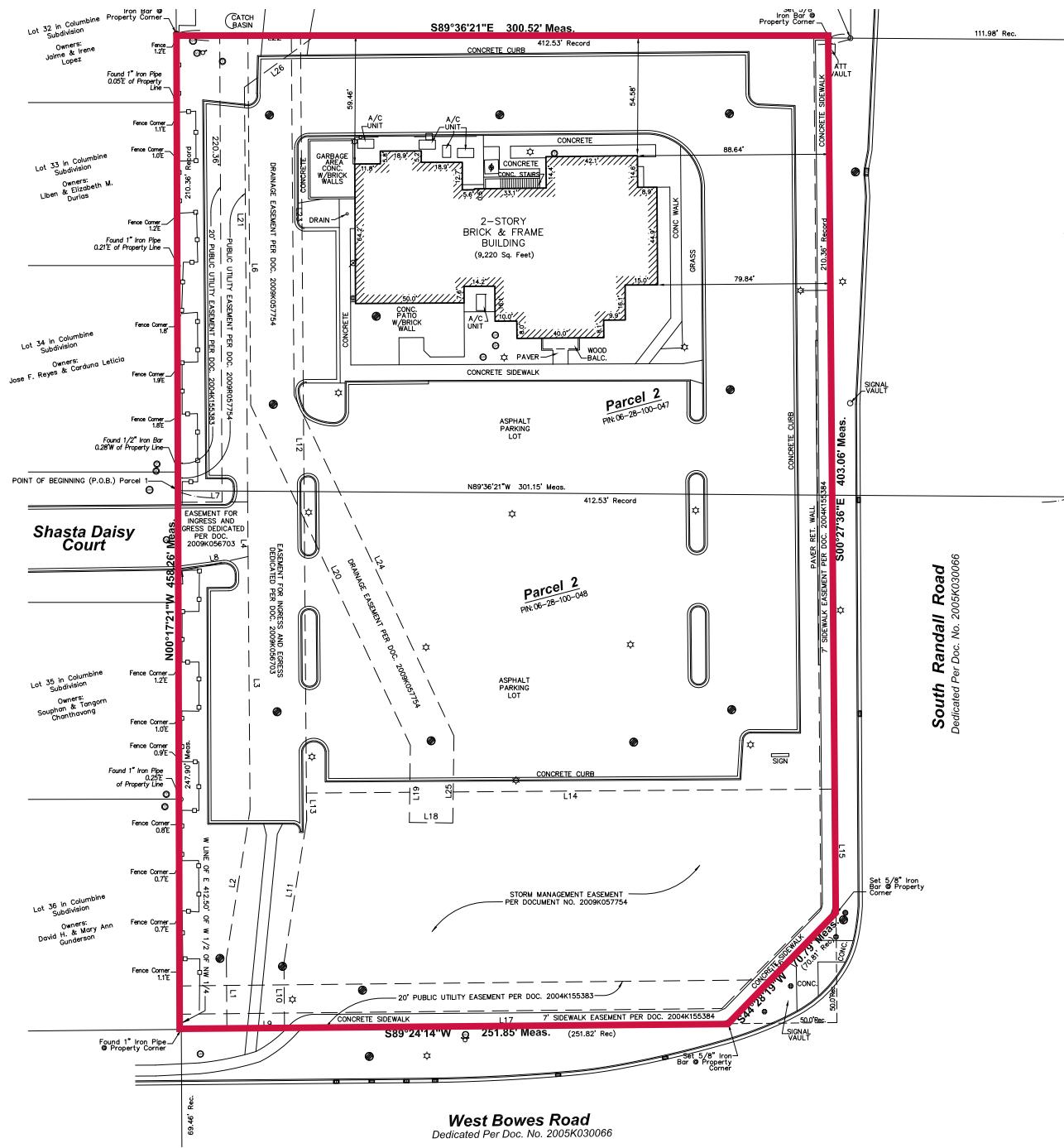
A circular logo with the text "VIEW 360°" in a stylized font, with "360°" in a larger, bold, italicized font.

SEATING CHART (FIRST & SECOND FLOORS)



ELEVATIONS





RETAILER AERIAL



DEMOGRAPHICS



1 MILE

10,278

Estimated Population

4,085

Number of Households

\$139,355

Household Income

4,846

Daytime Population

3 MILES

75,839

Estimated Population

26,867

Number of Households

\$148,669

Household Income

40,558

Daytime Population

5 MILES

147,447

Estimated Population

51,501

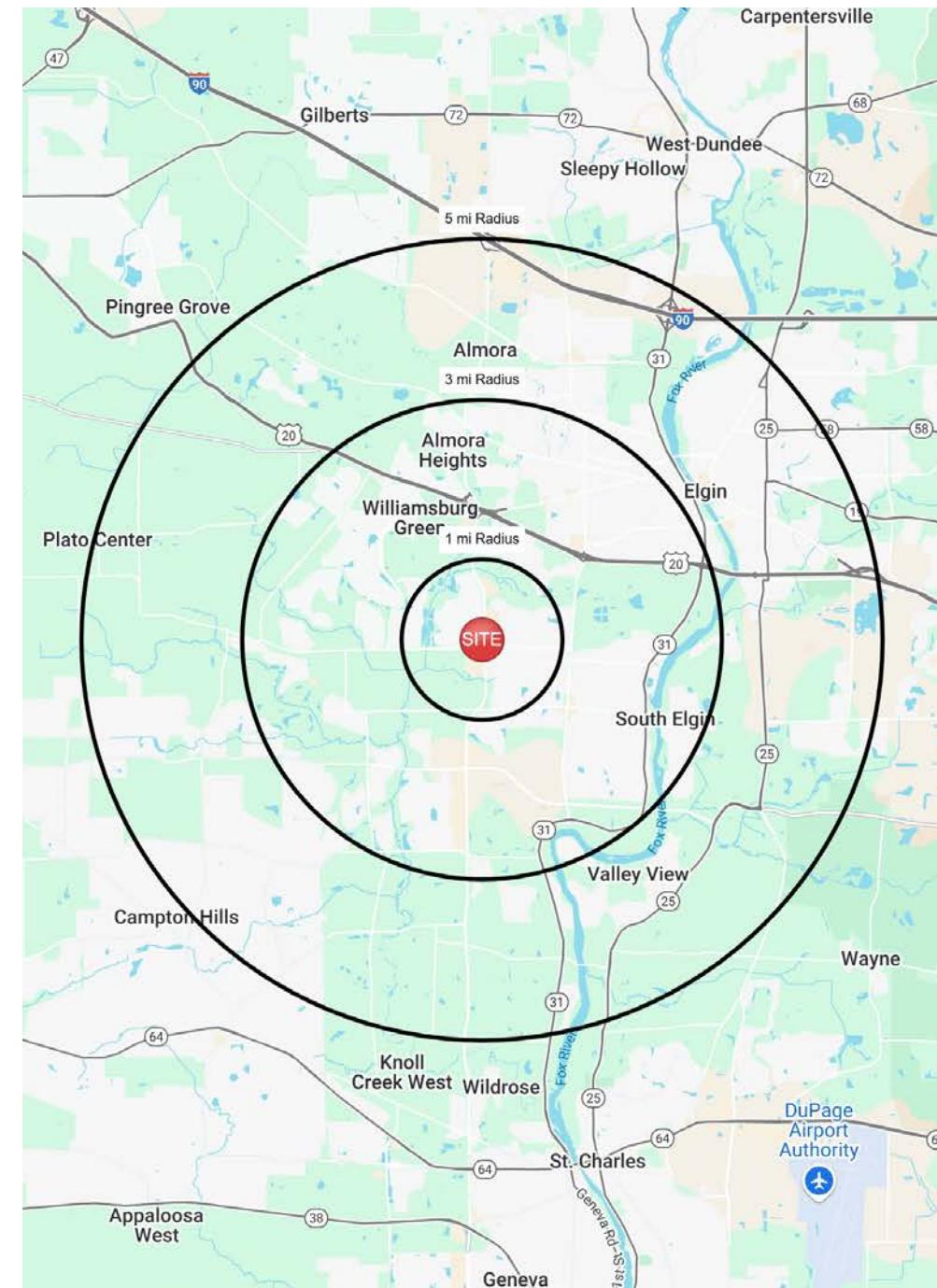
Number of Households

\$141,389

Household Income

92,606

Daytime Population



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