

# Naperville, IL

Large occupancy restaurant and bar with outdoor dining in high-demand market for lease, sale, or partnership.

Spartan Ale House, 3032 English Rows Ave., Naperville, IL



## Property/Business Description

Prominent and appealing second generation restaurant and bar located in one of the most desirable and highly sought after food and beverage towns. Offering options include, a lease, partnership or out right sale. Showings are strictly by appointment, accompanied by the listing agent.

**Purchase Price:** Negotiable (R.E.), \$199,000 (Bus.)

**Lease Rate:** Negotiable

**Size (Approx.):** 7,902 SF (Bldg.), 1,193 SF (Patio), 1.5 ac (Lot)

For additional information or to schedule a showing, contact:

Monica Palermo, 312-575-0480 (Ext. 115)  
Broker 312-714-4422 (Cell)

monicapalermo@kudangroup.com

**Property Taxes:** \$31,221.16 (2023)

**OpEx:** N/A

**Licenses:** Retail Food and Liquor



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

## Demographics

	1-Mile	5-Mile
2022 Population	8,612	198,924
2027 Population	8,570	199,272
Annual Growth 2022-2027	-4.9%	0.2%

## Households

2022 Households	2,566	65,318
Annual Growth 2022-2027	-0.5%	0.1%

## Income

Avg. Household Income	\$180,043	\$127,990
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Source: Costar

## Nearby Businesses

Chai Ho Jai - The Tea Room	MOTW Coffee and Pastries
Yogurt Beach	Kababish Indian Cuisine
Zuka Sushi & Hibachi Grill	EggCited
Area 51 Cupcakery	Absolute BBQ
Sharko's BBQ	Walgreens

## Location: Naperville, IL

Naperville supports a strong economic environment, annually ranking among the state's highest revenue generators. Naperville is the third most populated city in Illinois, with a median household income well above the national average. The City maintains an AAA bond rating and manages finances to support a low property tax rate.

<https://www.naperville.il.us/>

## Map

Off of IL 59 on English Rows Ave

