

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.)	Property Taxes:	\$31,221.16 (2023)
Lease Rate:	Negotiable	OpEx:	N/A
Size (Approx.):	7,902 SF (Bldg.), 1,193 SF (Patio), 1.5 ac (Lot)	Licenses:	Retail Food and Liquor
For additional information or to schedule a showing, contact:			
Monica Palermo, Broker	312-575-0480 (Ext. 115) 312-714-4422 (Cell) monicapalermo@kudangroup.com	Juan Carlos Gomez, Principal	312-575-0480 (Ext. 111) 773-543-2045 (Cell) juancarlos@kudangroup.com



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

Demographics		
Population	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

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

