

# VICKIE'S PLACE

1211 N River Rd  
McHenry, IL 60051

**FOR SALE**  
BUSINESS & REAL ESTATE



**BUSINESS DESCRIPTION:**

A true boaters delight along the Fox River located in downtown McHenry with 40+ boat slips. A long time community staple that has endured the tests of time, serves great appetizers, ribs, burgers, entrees and more. Tie up your boat and sit outside on the patio to enjoy delicious food and cocktails.

**SIZE:** 3,336 SQ FT

**LOT SIZE:** 17,220 SQ FT

**YEAR ESTABLISHED:** 1985

**CAPACITY:**

Inside Seat Capacity: 90

Outdoor Seat Capacity on Deck: 124

Boat Slips: 40+

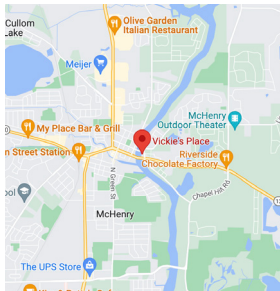
**PRICE INCLUDES:**

- FF&E
- Inventory
- 4 Video Gaming Units

**ASKING PRICE: \$1,700,000**

**DEMOGRAPHIC:**

Population in a 5-mile radius is 65,286 and 288,488 in a 10-mile radius seeing strong population growth trends as millennials continue fleeing high tax Cook and Lake County for the highly rated school systems and quality of life in McHenry County. Median age in a 10-mile radius is 39.6 with 29% of the population having obtained a bachelor's degree or higher. Average household income of \$103,875 and 89,185 employees working at 9,098 business in the 10-mile radius with Food & Alcohol spending seeing nearly \$1 billion or \$3,397 per capita and \$9,576 per average household. Vehicle traffic exceeds 24,000 vehicles per day passing the restaurant.



**DANIEL DEJA**  
ddeja@triadrepartners.com  
312.685.6800

**BRIAN DIBASILIO**  
bdibasilio@triadrepartners.com  
847.361.4995