

JAMESON.



3636-3646 147TH STREET, MIDLOTHIAN, IL 60445
TWO BUILDINGS WITH TWO SEPARATE TAVERN LICENSES
WITH VACANT LAND IN BETWEEN

MIKE COSTANZO

BUSINESS BROKER // SENIOR ASSOCIATE
mcostanzo@jameson.com
312.399.5080

EXECUTIVE SUMMARY

Rare Package Opportunity: Two Fully Equipped Tavern/ Gaming Properties

An exceptional opportunity to acquire two corporately held, transferable tavern licenses along with two fully equipped individual bar/gaming buildings being **offered together as a package deal**. The sale includes the vacant land between the two buildings, creating an excellent opportunity for a future outdoor beer garden, patio, or expanded entertainment concept. This package is especially attractive for an operator seeking multiple licensed locations in one consolidated property footprint. By purchasing both corporate entities, each building is currently structured to allow up to 6 video gaming terminals per location, for a combined **total of 12 video gaming terminals** for one purchaser, subject to all required licensing, municipal, and regulatory approvals. The Gracie's Wine Bar & Gaming Café and Cuzin's Tavern, Gaming & Pizza brands are **NOT** included in the sale. **A rebrand will be required.**

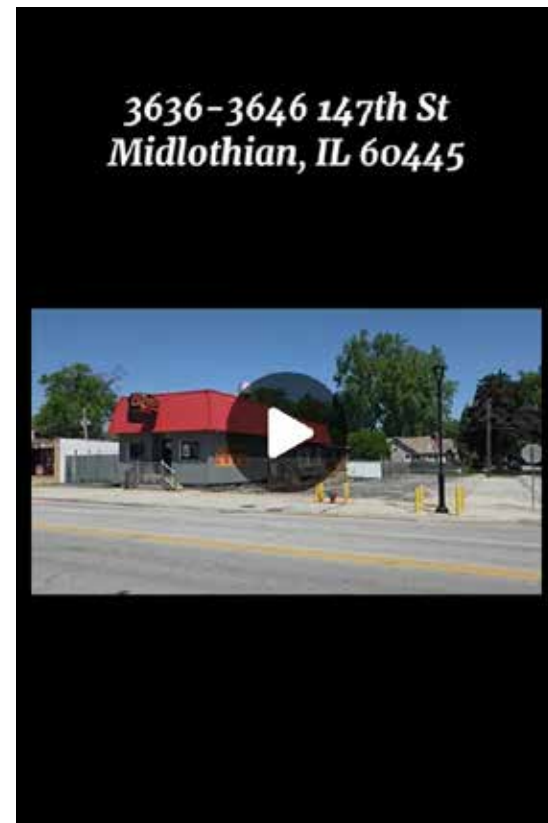
Proof of Funds is required prior to scheduling a showing.

LIST PRICE: \$950,000

COMBINED BUILDING SF: 4,950

LAND SF: 18,750

Click Here to View Walkthrough Tour





INVESTMENT HIGHLIGHTS

- Two corporately held, transferable tavern licenses
- Two fully equipped individual bar/gaming buildings
- **Offered together as a package deal**
- Potential for up to **12 total video gaming terminals** across the two corporate entities
- Vacant land between buildings ideal for a future outdoor beer garden or patio concept
- High-visibility frontage along 147th Street
- Total lot size: 125' frontage x 150' deep
- Total land area: approximately 18,750 square feet
- Combined building area: approximately 4,950 square feet
- 21 striped parking spaces
- Strong opportunity for an owner-operator, gaming operator, or hospitality group
- The Gracie's Wine Bar & Gaming Café and Cuzin's Tavern, Gaming & Pizza brands are **NOT** included in the sale.
- **A rebrand will be required.**
- 2.5% co-op commission
- **Proof of funds is required prior to scheduling a showing**













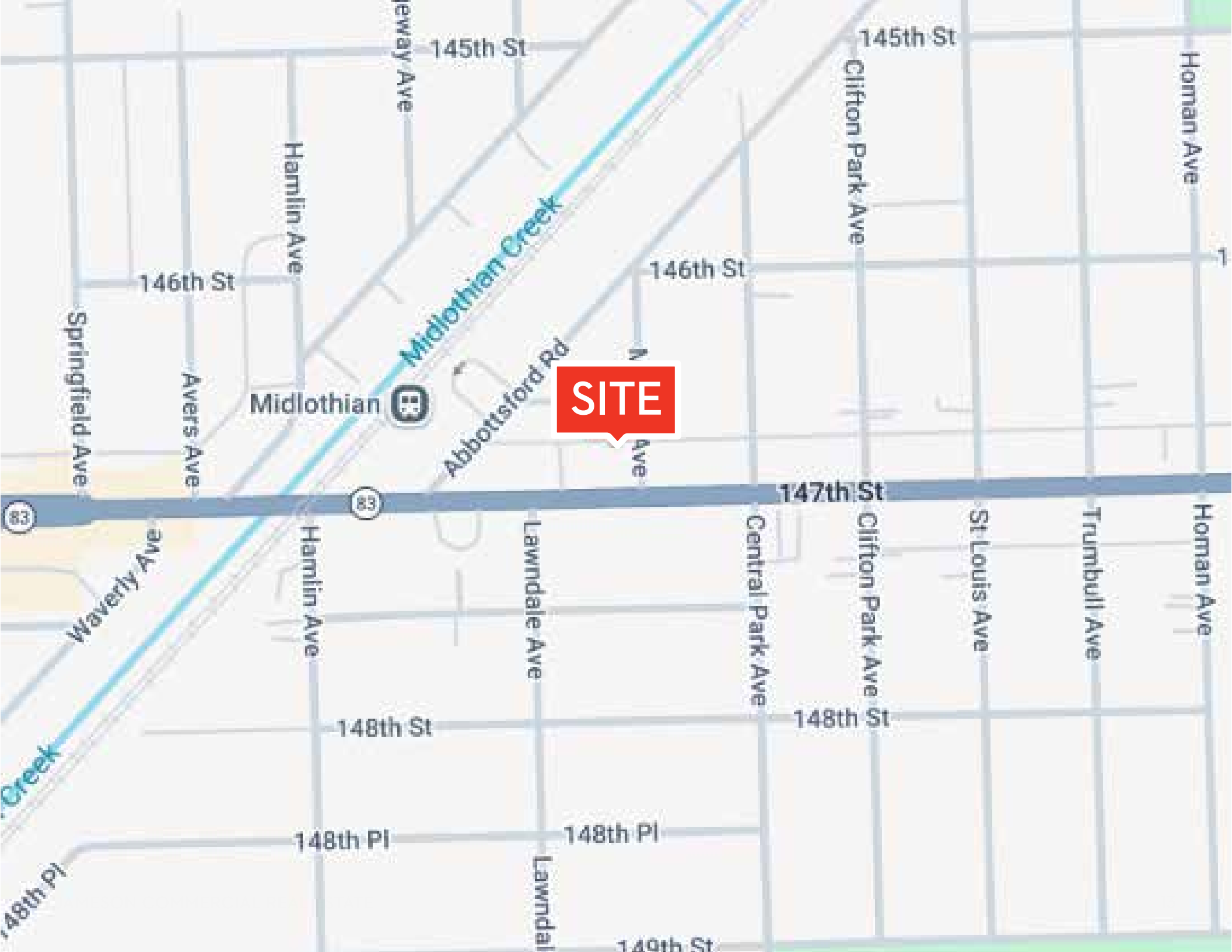


3642-46 147TH STREET FF&E LIST

Description	Quantity	Location	Category
Square Hi-top table	2	Bar Room	Furniture
Square low-top table	4	Bar Room	Furniture
Custom Rectangle Hi-top table	2	Bar Room	Furniture
Hi-top chair	29	Bar Room	Furniture
Low-top black chair	4	Bar Room	Furniture
Low-top round stool	3	Bar Room	Furniture
Black Banquettes	3	Bar Room	Furniture
Flat screen TV	2	Bar Room	Equipment
Surround Sound Speaker	4	Bar Room	Equipment
WineEmotion Wine Dispensing System	3	Bar Room	Equipment
Whynter Single Glass Door Front Open Wine Cooler	1	Bar Room	Equipment
Hand Sink	1	Bar Room	Fixture
SS Ice Chest	1	Bar Room	Equipment
SS Dishwasher	1	Bar Room	Equipment
TurboAir Black 2-Door Front Open Cooler Model TBB-25B	1	Bar Room	Equipment
Espresso Italiano Mazzer Luigi SRL coffee grinder Model #0521085	1	Bar Room	Equipment
Bunn Axiom Coffee Maker	1	Bar Room	Equipment
Senorita THC Margarita cooler	1	Bar Room	Equipment
TRUE Black 3-Door Front Open cooler	1	Bar Room	Equipment
HP Printer	1	Bar Room	Equipment
LG Computer Monitor	1	Bar Room	Equipment
Epson Receipt Printer	1	Bar Room	Equipment
Lane/3000 Ingenico Credit Card Terminal	1	Bar Room	Equipment
ELO POS Monitor	1	Bar Room	Equipment
Cash register	1	Bar Room	Equipment
SmartLine 2 door drop safe	1	Bar Room	Equipment
Flat screen TV	1	Gaming Room	Equipment
Surround Sound Speaker	2	Gaming Room	Equipment
Chair	2	Gaming Room	Furniture
Low-top round stool	1	Gaming Room	Furniture
Surround Sound Speaker	2	Event Space Room	Equipment
3-Compartment Sink	1	Kitchen	Fixture
Hand Sink	1	Kitchen	Fixture
Kenmore White Refrigerator Model 111 6933 2811	1	Kitchen	Equipment
Solwave microwave	1	Kitchen	Equipment
Avantco convection oven	1	Kitchen	Equipment
Epson Receipt Printer	1	Kitchen	Equipment

3636147TH STREET FF&E LIST

Description	Quantity	Location	Category
Round Hi-top Table	3	Bar Room	Furniture
Rectangular Table	2	Bar Room	Furniture
Brown Bar Stool	21	Bar Room	Furniture
Flat Screen TV	5	Bar Room	Equipment
Surround Sound Speakers	3	Bar Room	Equipment
Mitsubishi Electric Mr. Slim Wide & Long Air Flow AC	1	Bar Room	Equipment
8-Tap Handle Draft System	1	Bar Room	Fixture
Avantco Black 2-Door Reach-In Cooler	1	Bar Room	Equipment
3-Compartment Sink	1	Bar Room	Fixture
Hand Sink	1	Bar Room	Fixture
Senorita THC Margarita Cooler	1	Bar Room	Equipment
True Glass Sliding Door Cooler	2	Bar Room	Equipment
POS Monitor w/Keyboard	1	Bar Room	Equipment
Epson Receipt Printer	1	Bar Room	Equipment
8'6" Hood ventilation	1	Kitchen	Fixture
Chef Mart Dough Roller	1	Kitchen	Equipment
Qualite Steam Tray	1	Kitchen	Equipment
2-Burner Stovetop	1	Kitchen	Equipment
CPG Griddle	1	Kitchen	Equipment
Randle SS Two-Drawer cooler	1	Kitchen	Equipment
Anets Double Basket Deep Fryer	1	Kitchen	Equipment
Blodgett Pizza Oven	2	Kitchen	Equipment
Traulsen Single Glass Door Front Open Refrigerator Model #G11011	1	Kitchen	Equipment
Frigidaire White Single Door Front Open Refrigerator Model #FFFU17M1QWH	1	Kitchen	Equipment
Microwave	1	Kitchen	Equipment
Epson Receipt Printer	1	Kitchen	Equipment
Star Receipt Printer Model #TSP 650 II	1	Kitchen	Equipment
Avantco 2-Door front opening cooler w/Prep table & two cooling trays	1	Kitchen	Equipment
3-Compartment Sink	1	Kitchen	Equipment
1-Compartment Sin	1	Kitchen	Equipment
2-Door Front Opening Safe	1	Kitchen	Equipment
Round Hi-top Table	1	Takeout Area	Furniture
Chair	2	Takeout Area	Furniture
Hobart Meat Slicer	1	Basement	Equipment
Walk-In Cooler 9' x 11'	1	Basement	Fixture
March Dough Mixer Model #65280	1	Basement	Equipment
Fridgidaire White Freezer	1	Basement	Equipment
Fireking Drop Safe (Black)	1	Basement	Equipment
11-Camera Security System	1	Entire Property	Equipment
True 2-Door Glass Front Open Cooler	1	Patio	Equipment
Blue Reach-In Ice Cooler	1	Patio	Equipment
Ice Chest	1	Patio	Equipment
Brown Chair	10	Patio	Furniture
Flat Screen TV	2	Patio	Equipment
Surround Sound Speakers	3	Patio	Equipment
Black Round Table	8	Patio	Furniture
Beige Chair	25	Patio	Furniture
Gas-Line Connected Heater	1	Patio	Fixture
Port-A-Cool Air Fan	1	Patio	Equipment



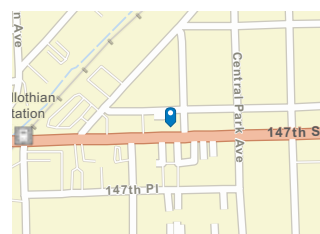
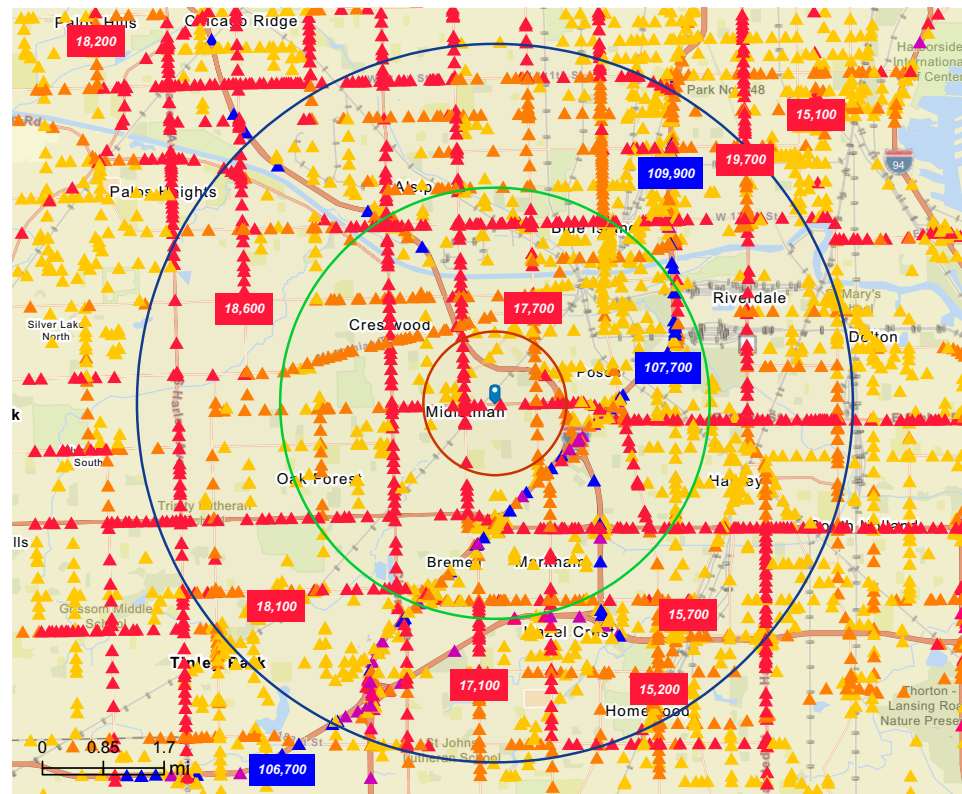
SITE

TRAFFIC COUNT

Traffic Count Map

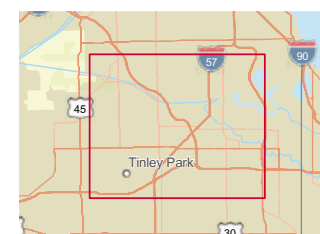
3636 147th St, Midlothian, Illinois, 60445

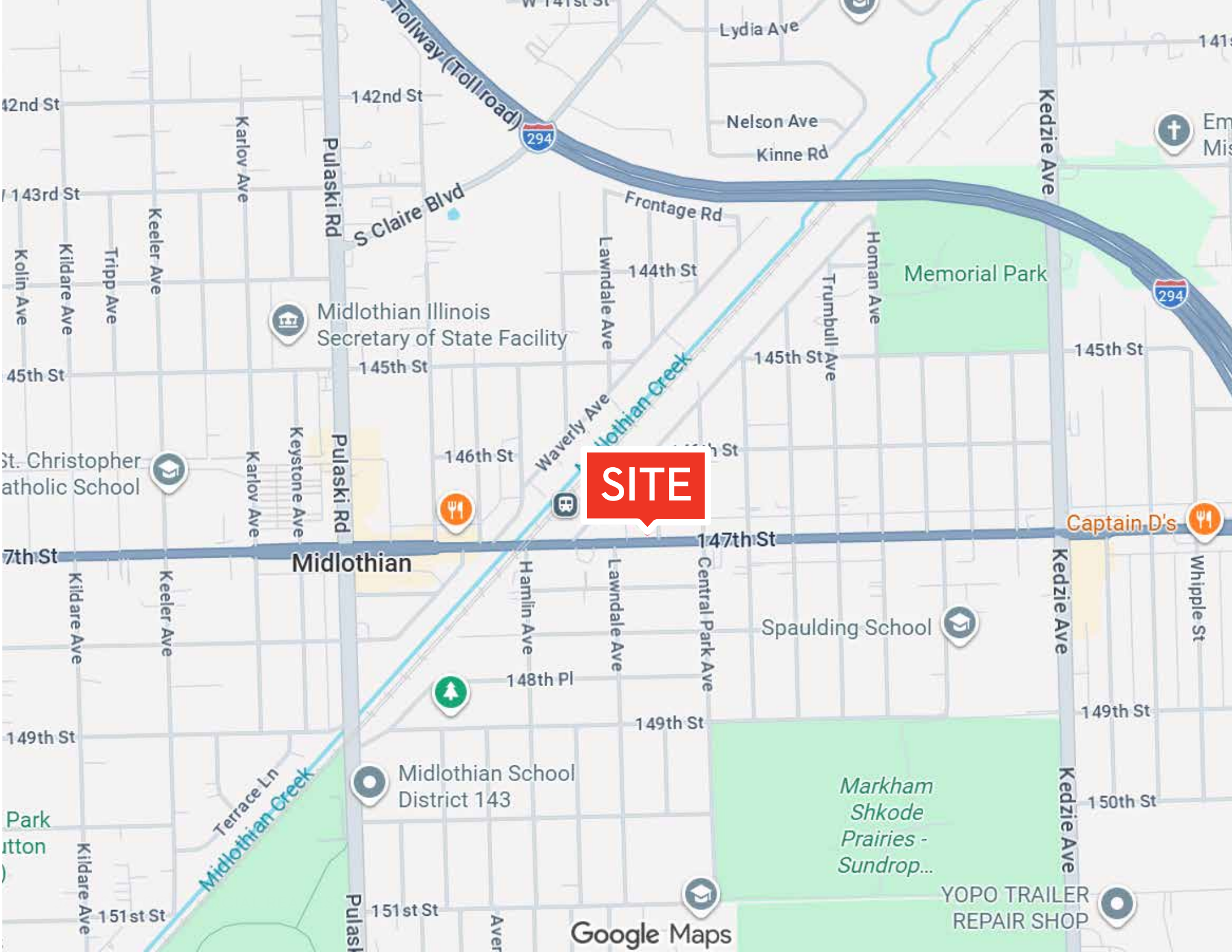
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





SITE

TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

95th/ Dan Ryan Station
(Red Line - CTA)

DRIVE

15 min

DISTANCE

10 mi

Midway Station
(Orange Line - CTA)

20 min

13.5 mi

COMMUTER RAIL

Midlothian Metra Station
(Rock Island District Line)

DRIVE

1 min

DISTANCE

0.2 mi

Oak Forest Metra Station
(Rock Island District Line)

5 min

3.0 mi

AIRPORT

Chicago Midway International Airport

DRIVE

20 min

DISTANCE

13.7 mi

Chicago O'Hare International Airport

45 min

36 mi

MARKET OVERVIEW

MIDLOTHIAN | SOUTH SUBURBAN CHICAGO

A well-established southwest suburban community, Midlothian offers residents a blend of neighborhood charm, affordability, and convenient regional access. The area surrounding 3636-3646 W. 147th Street features a mix of multifamily properties, single-family homes, local retailers, and everyday services that support a stable residential environment. Residents benefit from proximity to shopping and dining along the 147th Street and Cicero Avenue corridors, while nearby parks, forest preserves, and recreational amenities provide opportunities for outdoor activities and community engagement. Midlothian is served by the Metra Rock Island Line, offering direct commuter access to downtown Chicago, and is located near Interstates 294 and 57, making travel throughout the Chicago metropolitan area convenient. With strong accessibility, established housing stock, and a broad regional trade area, Midlothian continues to attract residents seeking suburban value with easy access to major employment centers.



DEMOGRAPHIC INSIGHTS

DEMOGRAPHIC SUMMARY

3636 147th St, Midlothian, Illinois, 60445

Ring of 1 mile

KEY FACTS

13,630

Population



4,867

Households

38.3

Median Age

\$52,070

Median Disposable Income

EDUCATION

13%

No High School Diploma



39%

High School Graduate



33%

Some College



15%

Bachelor's/Grad/Prof Degree

INCOME



\$64,425

Median Household Income



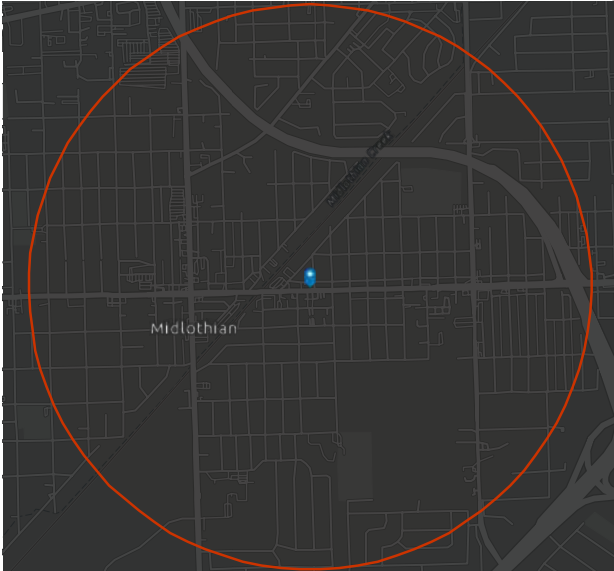
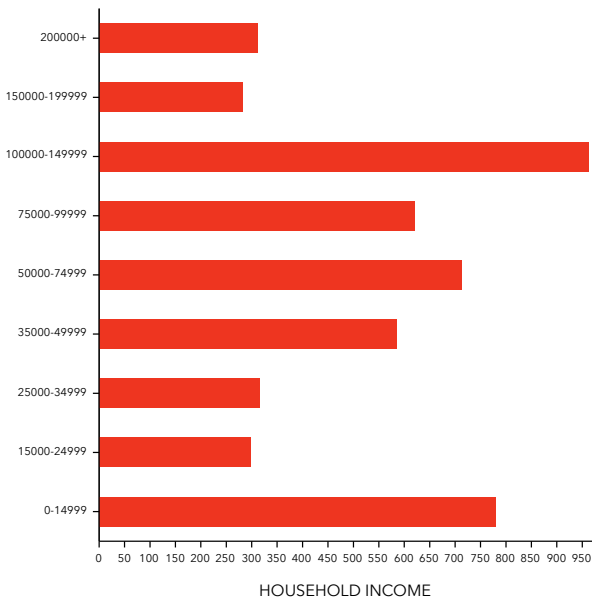
\$29,549

Per Capita Income



\$148,624

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

50%

34%

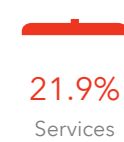
22%

7.0%

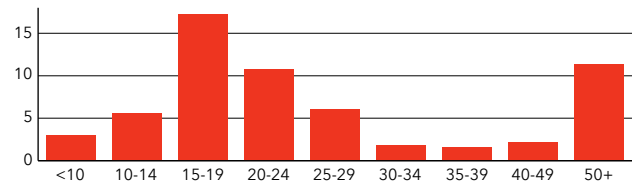
Unemployment Rate

COMMUNITY PROFILE

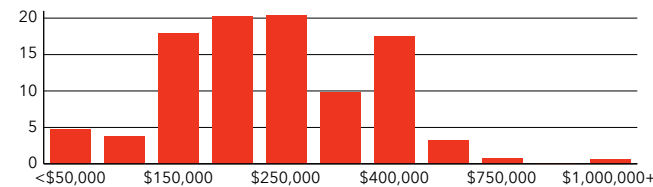
13,630	N/A	2.70	85.4	38.3	\$64,425	\$208,038	\$148,624	21.5%	64.1%	14.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



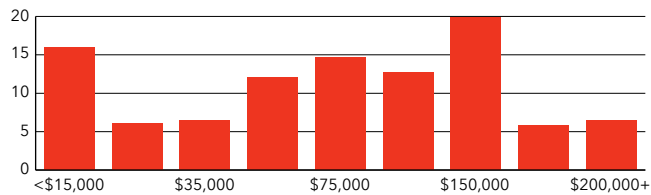
Mortgage as Percent of Salary



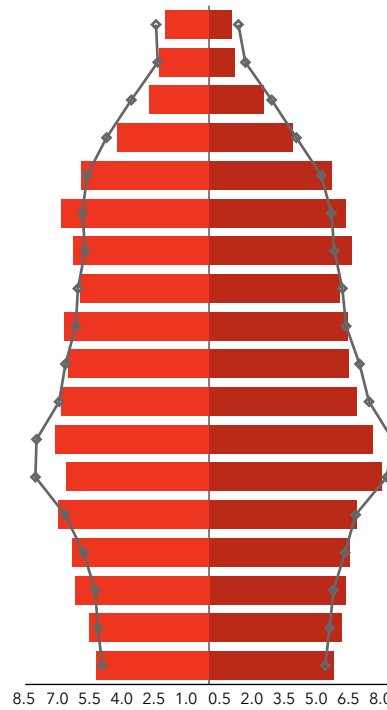
Home Value



Household Income



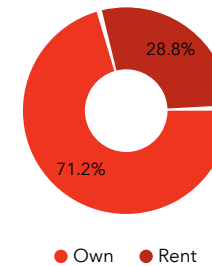
Age Profile: 5 Year Increments



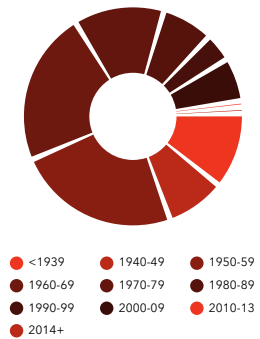
Dots show comparison to

Cook County

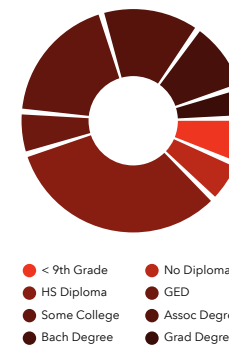
Home Ownership



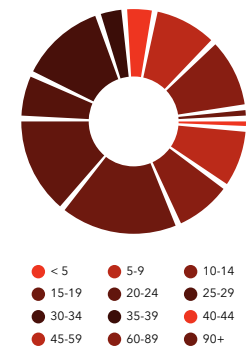
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Version 1.2

ABOUT YOUR BROKER



MCOSTANZO@JAMESON.COM
312.399.5080

■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

JAMESONCOMMERCIAL.COM