

For Sale



Singh's Kitchen

620 N Milwaukee Ave, Libertyville, IL
60048

Located in the heart of Libertyville, Singh's Kitchen has quickly established itself as a standout dining destination, bringing a fresh and elevated take on Indian fusion cuisine to the local market. Since opening in January 2023, the restaurant has generated strong annual gross sales, supported by strong, consistent cash flow and a growing, loyal customer base.

The spacious layout accommodates approximately 120 guests

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Property Information



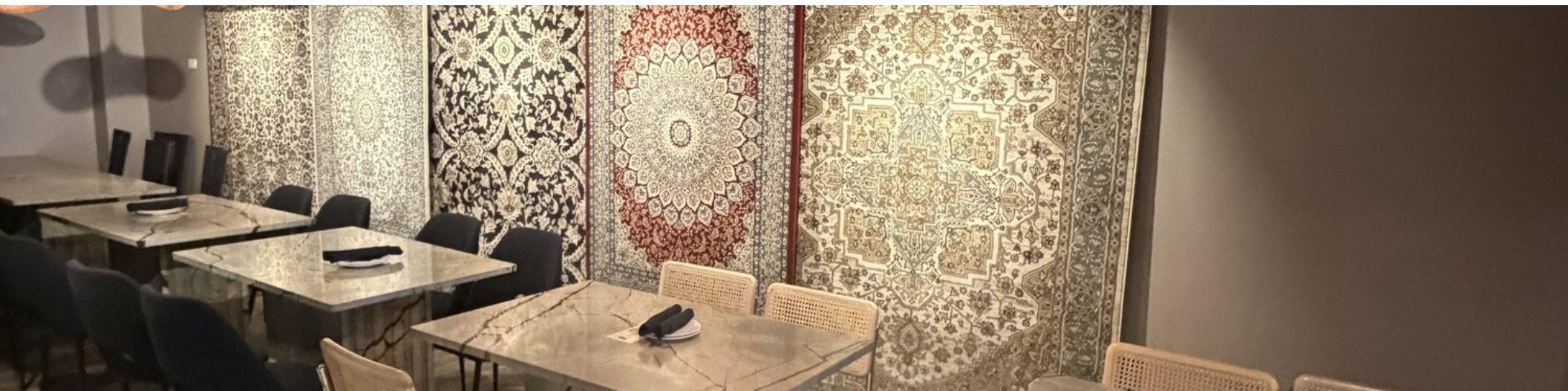
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Singh's Kitchen

620 N Milwaukee Ave, Libertyville, IL 60048

INDIAN FUSION



Property Description

Located in the heart of Libertyville, Singh's Kitchen has quickly established itself as a standout dining destination, bringing a fresh and elevated take on Indian fusion cuisine to the local market. Since opening in January 2023, the restaurant has generated over \$750,000 in gross sales, supported by strong, consistent cash flow and a growing, loyal customer base.

The spacious layout accommodates approximately 120 guests and offers flexible private dining options, making it an ideal venue for large groups, celebrations, and corporate gatherings. Singh's Kitchen appeals to a broad audience, with an approximate 80/20 split between American and Indian diners—demonstrating its wide-reaching appeal and approachable menu.

and a balanced demographic mix.

With its proven performance, adaptable space, and distinctive concept, Singh's Kitchen represents a compelling opportunity in one of the North Shore's most desirable dining markets.

Offering Summary

Business Sale Price:	\$599,000
Rental Rate:	\$6100 Gross
First Floor Restaurant Size:	3,800 SF
NOI:	\$225,000.00
Cap Rate:	37.56%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	169	691	2,934
Total Population	406	1,671	7,265
Average HH Income	\$182,725	\$185,945	\$196,004

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SINGH'S KITCHEN

INDIAN FUSION



Location Description

Libertyville is widely regarded as one of the most desirable and charming communities in Illinois, offering a rare blend of small-town character and modern convenience. Located in Lake County, Libertyville is known for its picturesque downtown, tree-lined streets, and welcoming atmosphere that appeals to residents and visitors alike.

The historic downtown district serves as the heart of the community, featuring a mix of locally owned boutiques, acclaimed restaurants, and seasonal events that create a vibrant yet relaxed lifestyle. From farmers markets to summer festivals, Libertyville fosters a strong sense of community engagement and pride.

Families are particularly drawn to Libertyville for its highly rated schools, well-maintained parks, and safe neighborhoods. Outdoor enthusiasts enjoy easy access to scenic trails, forest preserves, and nearby lakes, making it ideal for year-round recreation. Despite its quaint feel, Libertyville offers convenient access to major employment centers, with close proximity to highways and commuter rail service to Chicago. This balance of accessibility and tranquility makes it especially attractive to professionals seeking a quieter home base. With its blend of charm, amenities, and community spirit, Libertyville continues to stand out as a premier place to live in Illinois.

Singh's Kitchen

SINGH'S KITCHEN

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INDIAN FUSION



Property Highlights

- Gross sales over \$750,000
- Healthy Cash Flow
- Scratch Kitchen
- Nice Female to Male diner ratio
- Weekend buffet
- Healthy Food to Liquor split
- Management will stay on board
- Hourlies will stay on board
- Gaming not allowed
- Nestled in Milwaukee Aves/Libertyville's Restaurant Row
- Parking Spots in Rear of building

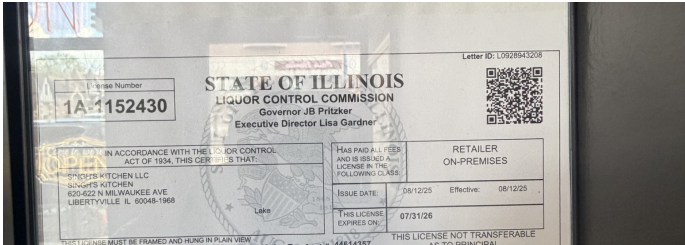
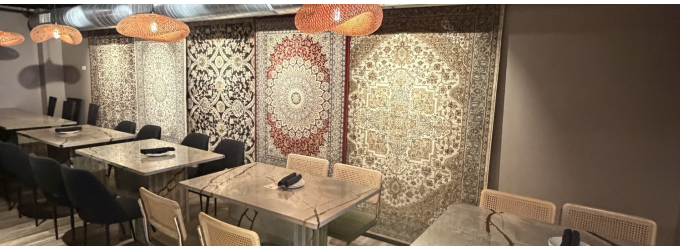
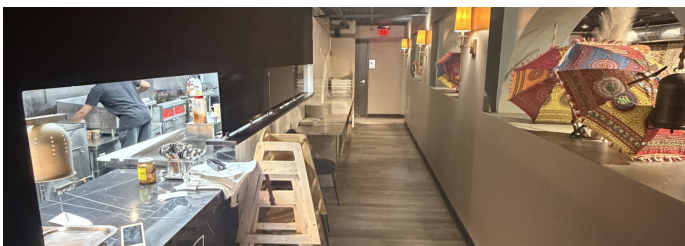
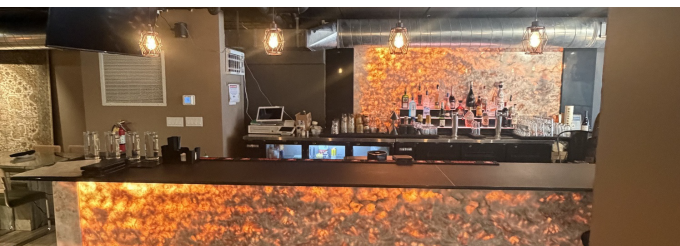


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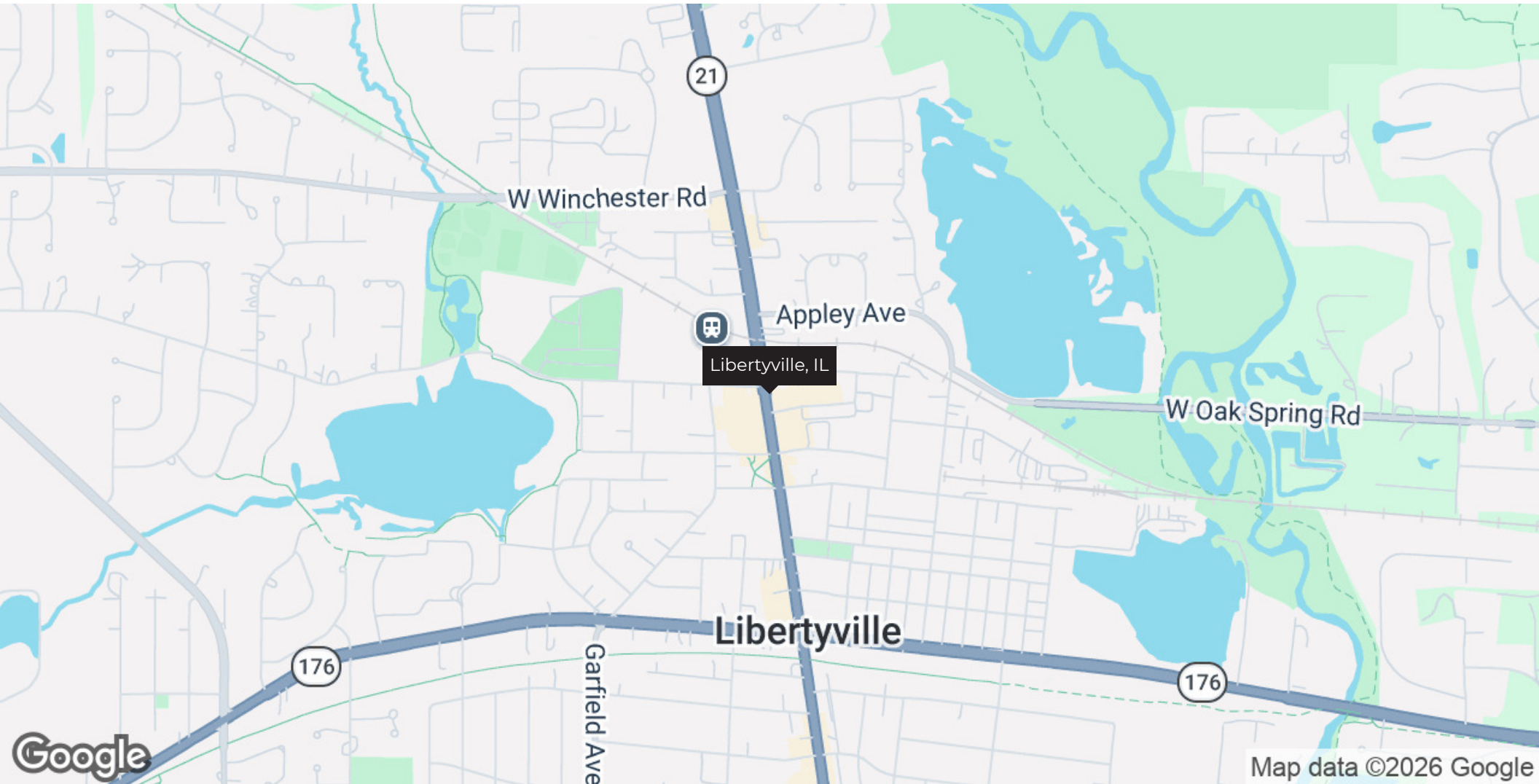
Singh's Kitchen SINGH'S KITCHEN

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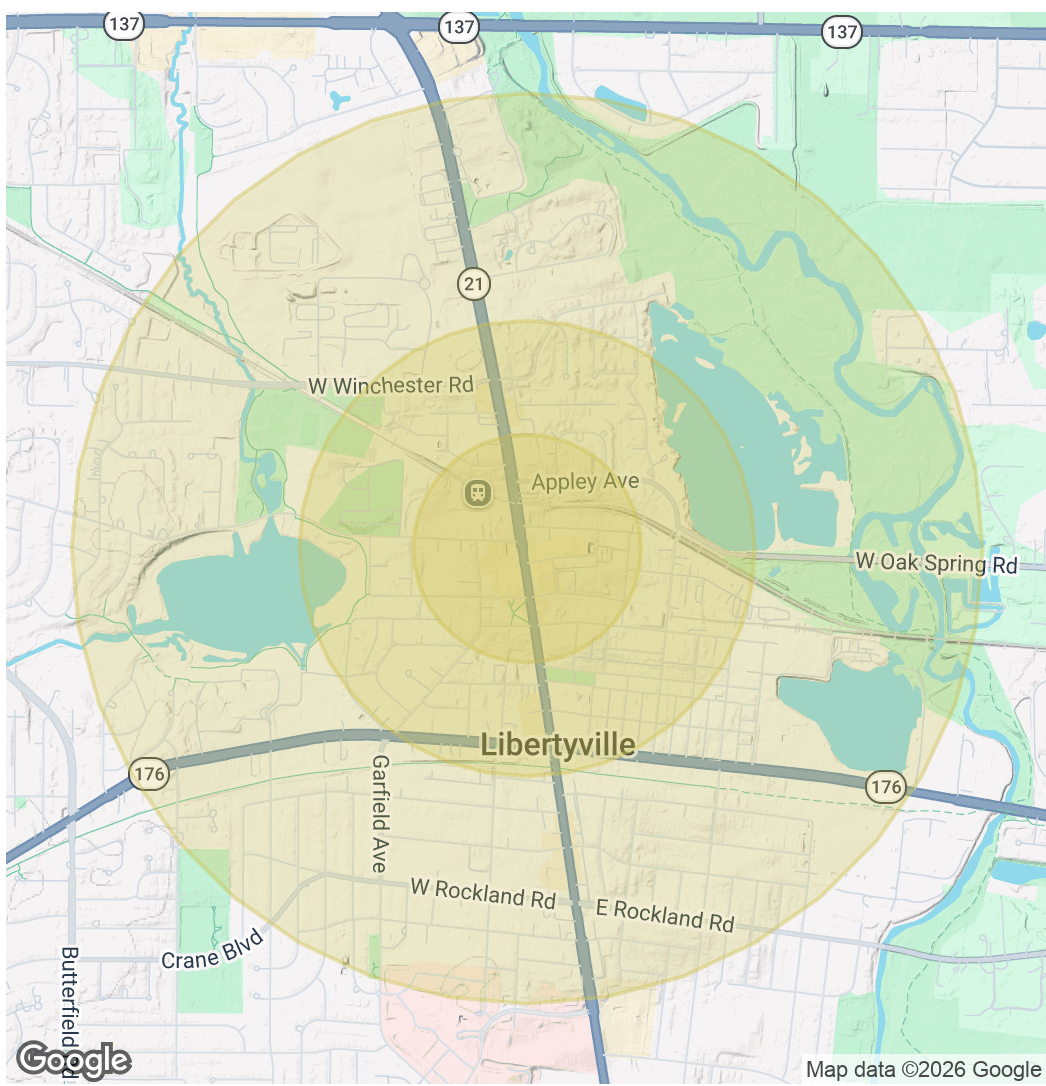
INDIAN FUSION



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	406	1,671	7,265
Average Age	45.3	44.4	42.7
Average Age (Male)	44.1	42.8	40.8
Average Age (Female)	46.1	45.6	44.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	169	691	2,934
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$182,725	\$185,945	\$196,004
Average House Value	\$648,686	\$642,583	\$603,230

2023 American Community Survey (ACS)



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Chad Severson

Broker

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IL #475.172221

Professional Background

Accomplished Food & Beverage executive with 25+ years of experience in hospitality and commercial real estate. A seasoned commercial real estate broker with expertise across multiple sectors, including hospitality, retail, and mixed-use developments. Skilled in business sales, acquisitions, site selection, lease negotiations, and investment analysis. Proven ability to identify prime market opportunities and structure successful transactions for independent operators, investors, and national brands. Extensive background in business ownership and management provides deep insight into operational needs, financial strategies, and long-term growth planning. Known for delivering strategic real estate solutions that drive profitability and value creation.

Education

Bachelors of Science in Communications with a Minor in Psychology
Bachelors of Science in Hotel Restaurant Management

Memberships

President of the Chicago Chapter of FBEE (Food and Beverage Equipment Executives) networking group
Member of NRA (National Restaurant Association)

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