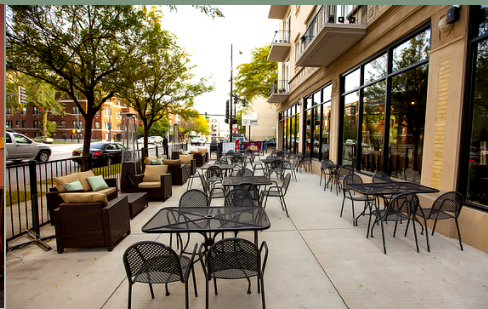
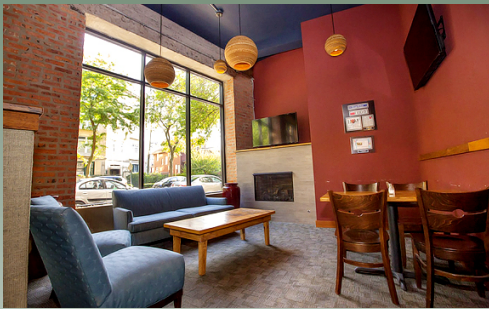


Rogers Park - Chicago Turn-Key Restaurant/Bar with Green Build-Out and Large Outdoor Patio

Confidential #A131



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

Rogers Park

Rogers Park is located nine miles north of downtown Chicago. It is bounded by the city of Evanston along Juneway Terrace and Howard Street to the north, Ridge Boulevard to the west, Devon Avenue and the Edgewater neighborhood to the south, and Lake Michigan to the east. The presence of its diverse array of students and academics from Loyola University Chicago and Northwestern University, just a few miles to the north, has historically lent Rogers Park a high degree of liberalism and tolerance. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com.

	Confidential #A131
Size	4,032 SF (Approx.)
Rental Rate	\$21/SF (NNN)
Sale Price	\$249,900 (Business Only)
Licenses	Incidental Liquor, Retail Food, Outdoor Patio



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	30,666	148,924	323,616
2013 Female Population	29,699	147,633	324,650
2013 Total Population	51,093	242,870	532,502
2013 Total Households	26,634	127,591	276,519

Income

2013 Median Household Income	\$40,647	\$47,561	\$56,466
2013 Per Capita Income	\$28,879	\$31,984	\$37,779
2013 Average Household Income	\$59,988	\$71,373	\$85,669

Nearby Businesses

Giordano's
Starbuck's
New 400 Theatres
Leona's

Highlights

Great opportunity to own a turn-key restaurant and bar on a busy road in Rogers Park. Great lease terms with three 5-year options. Liquor, food and patio licenses all in place. Features include a green build-out with a large outdoor patio and a new bar and lounge area. All furnishings, fixtures and equipment are included. Walk-in coolers in the basement. Seating for 90 inside and 40 on the patio. Contact agent to schedule a tour.

Operating business. Do not disturb employees or management.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 522 1-14-2013

Map

Rogers Park

