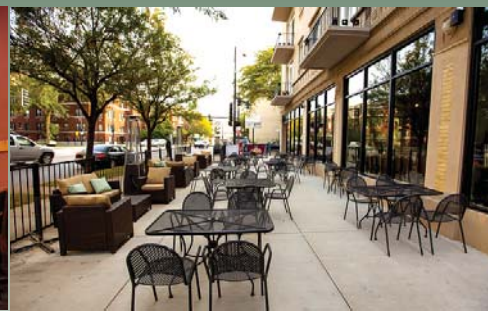


Rogers Park - Chicago Turn-Key Restaurant/Bar with Green Build-Out and Large Outdoor Patio

6800 N. Sheridan Rd. Chicago, IL 60626



**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.

	6800 N. Sheridan Rd. Chicago, IL 60626
Size	4,032 SF (Approx.)
Rental Rate	\$21/SF (NNN)
Sale Price	\$199,000 (Business Only) <i>Price Reduced!</i>
Licenses	Incidental Liquor, Retail Food, Outdoor Patio



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Adam Salamon

312.575.0480 Ext. 13

Adam@kudangroup.com



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

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

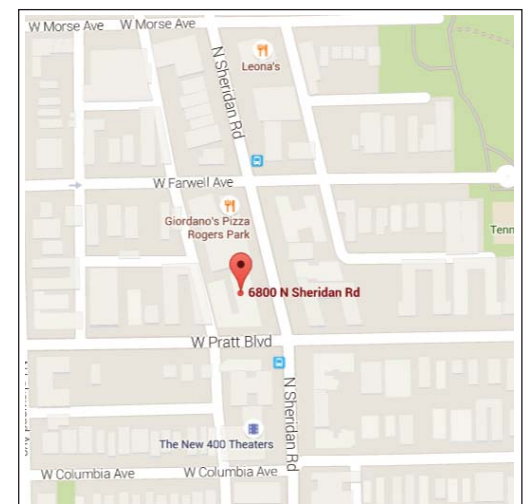
Great opportunity to own a turn-key restaurant and bar on a busy road in Rogers Park. Great lease terms with three 5-year options. Liquor, food and patio licenses all in place. Features include a green build-out with a large outdoor patio and a new bar and lounge area. All furnishings, fixtures and equipment 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

Sheridan Rd. & Pratt Blvd.



LISTING INFO

Agent Responsible	Adam Salamon
Is this Confidential?	Yes – No NDA required.
Transaction Type:	Business Only
Type of Property	Restaurant/Bar
Sale or Lease	Business Sale
Property Data	
Address	6800 N. Sheridan Rd.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Sale Price	\$199,000 (Price Reduced!)
Rental Rate	\$21/SF, NNN
Lease Type	Triple Net
Lease Term	Five Years
Options	Three 5-year options to renew.
Yearly Adjustment	3%
CAM & Insurance	Approx. \$1/SF
Security Deposit	\$7,300.00
Taxes	Approx. \$2/SF
# of Seats	90 Inside, 40 Outside
Size	4,032 SF
Parking	Street
Zoning	B1-2
Licenses	Incidental Liquor, Retail Food, Outdoor Patio
A/C & Heat	HVAC
Electric (amps)	Ample
Type of Basement	Full basement with Walk-In Cooler
Ceiling Heights	15 Ft.
Ward	49 th Ward
Alderman – Name and Phone Number	Joe Moore 773-338-5796
Nearby Businesses	Giordano's, Starbucks, New 400 Theatres, Leona's, Hana Restaurant, Great Wall Chinese Restaurant, Oasis, Chipotle, Bop N' Grill
Location Description	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

LISTING INFO

	walk-able" by Walkscore.com.
Cross Streets	Sheridan Rd./Pratt
Business Data	
Is the business currently operating?	Yes. <i>Operating business, do not disturb employees or management.</i>
Business Description	Great opportunity to own a turn-key restaurant/bar on busy Sheridan Rd. 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. <i>Operating business. Do not disturb employees or management.</i>
Year Established	2014
Years of Operation	1 ½ years
No. of Employees	12
Hours of Operation	11am to 2am
FF&E included in price?	Yes