

# Evanston - Chicago North Shore SECOND GENERATION RESTAURANT WITH BLACK IRON



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
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1322 Chicago Ave. Evanston, IL 60201



## Evanston

Evanston is a suburban municipality in Cook County, Illinois 12 miles north of downtown Chicago, bordering Chicago to the south, Skokie to the west, and Wilmette to the north. It is one of the North Shore communities that adjoin Lake Michigan. Evanston is the home of North-western University. Once the home of one of the first Marshall Field's and Sears stores in suburbia, Evanston remains an important shopping destination for the north suburbs and North Side of Chicago, with numerous commercial centers throughout the city. Downtown Evanston is centered around the Davis St. Metra and "L" stops, Evanston's downtown adjoins Northwestern University. Over 300 businesses, several high-rise office and residential buildings, 3 traditional low-rise shopping areas, an 18-screen movie theatre, and over 99 restaurants. Central Street has several shopping districts linked along the northernmost of the city's principal east-west arteries, with the most active clustered around the Central Street Metra station and characterized by specialty shops and restaurants in a walkable environment with an eclectic, vintage "small-town feel" strongly protected by the community. Chicago Avenue connects the Main Street, Dempster Street, and Downtown shopping districts.

**1322 Chicago Ave. Evanston, IL 60201**

Size	2,774 SF (Approximately)
Price	\$99,999 (Business & Asset Sale)
Base Rental Rate	\$4,399.00 (NNN)
Zoning	B-2

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	15,596	97,739	224,858
2013 Female Population	17,093	102,974	233,188
2013 Total Population	32,689	200,713	458,046
2013 Total Households	14,099	77,053	180,611

## Income

2013 Median Household Income	\$63,594	\$58,463	\$57,930
2013 Per Capita Income	\$42,641	\$32,884	\$32,317
2013 Average Household Income	\$88,767	\$80,869	\$78,958

## Nearby Businesses

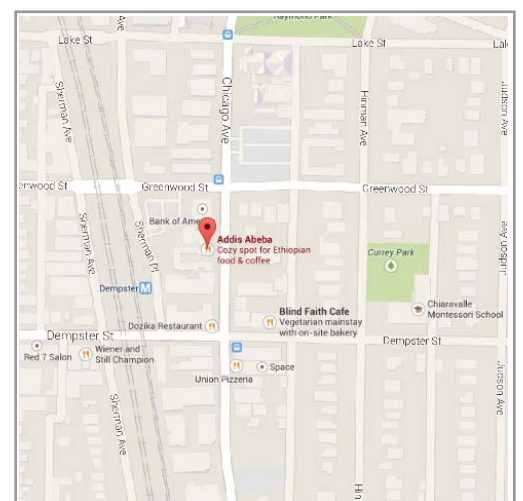
Union Pizzeria  
Homestead Meats  
Blind Faith Cafe  
Dozika Restaurant

## Highlights

Second generation restaurant opportunity that can easily be reconcepted with little investment. Some of the desirable features include two hoods, a walk-in cooler, and ADA-compliant bathrooms. Become a part of the bustling restaurant scene in Evanston.

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. 1.24.14

## Map



### Information Sheet

Listing Agents	Juan Carlos Gomez and Jerrod Rosen
Transaction Type	Business Asset Sale & Lease Assignment
Property Type	Street Retail Restaurant in Mixed Use Building
Property Name	Addis Abeba Restaurant
Address	1322 Chicago Ave.
City, Zip	Evanston, IL 60201
County	Cook
Asking Price	\$99,999 (Assets) Price Reduced!
Base Rental Rate	\$4,399.00
Type of Lease	NNN
Property Taxes	Tenant is responsible for proportionate share of property taxes (6%).
Property Insurance	Tenant is responsible for proportionate share of property insurance (6%).
Water	Tenant is responsible for proportionate share of water bill. Each tenant is metered separately.
Yearly Adjustment	5% Annual Escalations. Next increase commences May 1, 2016.
Duration	6 Year Lease ending 3/3/2021
Security Deposit	\$5,900
Building Type	Mixed Use
Number of Seats	Approximately 65
Stories	Single with Unfinished Basement for Dry Storage
Size (Business)	2,774 S.F. Approximately
Parking	Street Parking
Zoning	B-2
Licenses	Retail Food & Liquor
A/C & Heat	Forced Air

Electric (amps)	400 AMP
Ward and Alderman	Melissa A. Wynne
Nearby Business	Union Pizzeria, Homestead Meats, Blind Faith Café, Dozika Restaurant
Property Description	Retail Space in Mixed Use Building
Business Description	Second generation restaurant opportunity that can easily be reconcepted with little investment. Some of the desirable features include two hoods, a walk-in cooler and ADA-compliant bathrooms. Become a part of the bustling restaurant scene in Evanston.
Location Description	Evanston is a suburban municipality 12 miles north of downtown Chicago, bordering Chicago to the south, Skokie to the west, and Wilmette to the north. Evanston is the home of Northwestern University. Once the home of one of the first Marshall Field's and Sears stores in suburbia, Evanston remains an important shopping destination for the north suburbs and North Side of Chicago. There are over 300 businesses, several high-rise office and residential buildings, 3 traditional low-rise shopping areas, an 18-screen movie theatre, and over 85 restaurants. One of the most active shopping districts is clustered around the Central Street Metra station; characterized by specialty shops and restaurants in a walkable environment with an eclectic, vintage "small-town feel" strongly protected by the community. Once home to a great number of auto dealerships, it has attracted numerous restaurants, interesting businesses and a growing number of multi-unit residential structures.
Cross Streets	Chicago Avenue between Dempster and Greenwood Streets
Is the business currently operating?	Yes, please do not disturb.
Reasons for Selling	Retiring
Year Business Established	2006
Years of Operation	8 Years
Inventory Included	Negotiable
Support/Training	Yes
Website	<a href="http://www.addis-abeba.net/">http://www.addis-abeba.net/</a>