

Evergreen Park- Chicago Suburbs FULLY BUILT-OUT RESTAURANT WITH EQUIPMENT & STRONG LEASE

2855 W. 95th St. Evergreen Park, IL



Evergreen Park, IL

Evergreen Park is a village in Cook County, Illinois. The suburb of Evergreen Park is surrounded by the city of Chicago on three of its sides, while Oak Lawn and Hometown border its west side. Chicago's Ashburn community is to its north, Beverly is to its east and south, and Mount Greenwood is to its south. The village is home to an indoor shopping mall (known as Evergreen Plaza) originating in the early 1950s. The Plaza is currently undergoing redevelopment and is set to open Autumn 2018.

Formerly Famous Dave's BBQ - 2855 95th St. Evergreen Park, IL 60805

Size (Approx.)	4,749 SF Total
	Can be demised to 1,142 SF and 3,607 SF
Parking	60 Shared Spaces + Employee Parking
Price	\$22/SF NNN

For additional information or to schedule a showing contact:

Daniel Rubinow
312.575.0480 ext. 23
daniel@kudangroup.com



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	11,207	94,632	256,463
2015 Female Population	11,904	105,922	288,337
2015 Total Population	23,111	200,554	544,800
2015 Total Households	8,064	73,061	186,494
Housing			
2015 Total Housing Units	1,619	30,030	85,128
Income			
2015 Median Household Income	\$82,425	\$61,191	\$47,944
2015 Per Capita Income	\$34,936	\$28,820	\$22,206
2015 Average Household Income	\$96,305	\$78,246	\$64,126

Nearby Businesses

Pizza Hut
Nails Spa
Smoothie King
Wingstop

Property Description

Former Famous Dave's Bar-B-Que now available! Fully built-out restaurant with equipment and strong lease. Located in a busy strip center on 95th Street. Premises can be demised. Flexible sublease opportunity for qualified operators. Great for any restaurant or retail concept.

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. 652 04-21-14

Map

95th Street and Francisco Avenue



LISTING INFO

Agent	Daniel Rubinow daniel@kudangroup.com
Transaction Type	Restaurant for Lease
Property Data	
Address	2853-57 W. 95 th Street (or 2855 95 th Street)
City, Zip Code	Evergreen Park, IL 60805
Area	Evergreen Park
County	Cook County
Rental Rate	\$22.00/SF NNN (\$7,770.08 for entire space)
Lease Type	Sublease
Lease Term	Initial term ends June 14, 2022 First Extension thru June 2027 Second Extension thru June 2032 Third Extension thru June 2037 Fourth Extension thru June 2042
Adjustment	10% upon Extension
CAM & Insurance	Approximately \$7,500/year for entire space.
Building Type and Year Built	Strip Center
Stories	1
Size	4,749 SF. May be demised to 1,142 SF and 3,607 SF
Lot Size	16,000 SF in the strip center
Parking	Approximately 60 shared spaces plus employee parking
Nearby Businesses	Pizza Hut, Nail Spa, Smoothie King, Wingstop
Property Description	Former Famous Dave's Bar-B-Que now available! Fully built-out restaurant with equipment and strong lease. Located in a busy strip center on 95th Street. Premises can be demised. Flexible sublease opportunity for qualified operators. Great for any restaurant or retail concept.
Location Description	Evergreen Park is a village in Cook County, Illinois. The suburb of Evergreen Park is surrounded by the city of Chicago on three of its sides, while Oak Lawn and Hometown border its west side. Chicago's Ashburn community is to its north, Beverly is to its east and south, and Mount Greenwood is to its south. The village is home to an indoor shopping mall (known as Evergreen Plaza) originating in the early 1950s. The Plaza is currently undergoing redevelopment and is set to open Autumn 2018.
Cross Streets	95 th Street and Francisco Avenue
Business Data	
Is the business currently operating?	No
FF&E included in price?	Yes