

# Rogers Park - Chicago

## TURN-KEY BAR/RESTAURANT WITH LARGE PATIO ON SHERIDAN ROAD

6800 Sheridan Road Chicago, IL 60626



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 Sheridan Rd. Chicago, IL 60626**

Size (Approx.)	4,032 SF
Rental Rate	\$19.35/SF NNN
Asking Price	\$159,000 (Business)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,991	129,415	287,804
2015 Female Population	25,010	130,520	291,181
2015 Total Population	50,001	259,935	578,985
2015 Total Households	21,878	106,704	238,391

### Income

2015 Median Household Income	\$44,452	\$47,585	\$55,082
2015 Per Capita Income	\$29,272	\$31,301	\$35,818
2015 Average Household Income	\$64,503	\$72,054	\$83,801

### Nearby Businesses

Giordano's  
Starbucks  
New 400 Theatres  
Leona's

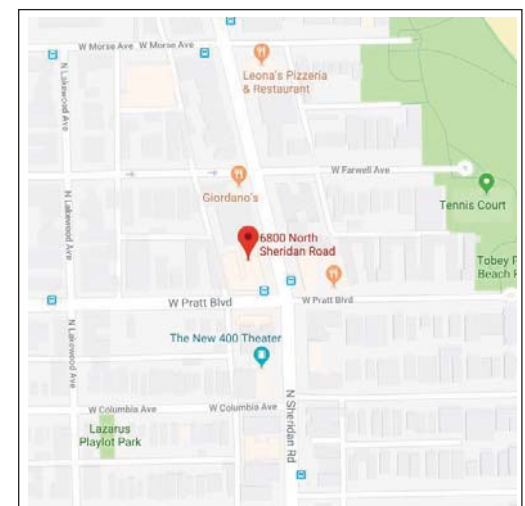
### Description

Great opportunity to own a turn-key restaurant/bar on beautiful Sheridan Rd. in Rogers Park. Liquor, food and patio licenses all in place. Features include a green build-out with a large patio and an extended bar and lounge area. Large FF&E list included with sale. Full basement with ample storage and multiple walk-in coolers and freezers.

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	Adam Salamon
Transaction Type	Business Only
Type of Property	Restaurant
Sale or Lease	Sale
<b>Property Data</b>	
Address	6800 N. Sheridan Rd.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Sale Price	\$159,000.00
Rental Rate	\$19.35/SF, NNN
Lease Type	Triple Net
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	Three Percent (3%) Annually
CAM & Insurance	\$1.02/SF (2016)
Security Deposit	\$7,300.00
Taxes	\$2.64/SF (2016)
# of Seats	90 Inside, 40 Outside
Size	4,032 SF
Parking	Street
Zoning	B1-2
Licenses	Incidental Liquor, Retail Food, Patio
A/C & Heat	Central HVAC
Electric (amps)	Ample
Type of Basement	Full Basement w/2 Walk-In Coolers and 2 Walk-In Freezers
Ceiling Heights	15 Ft.
Ward	49 <sup>th</sup> Ward
Alderman – Name and Phone Number	Joe Moore 773-338-5796
Nearby Businesses	Giordano's, Starbucks, New 400 Theatres, Leona's, Hana Restaurant, Bop N Grill, Chipotle
Cross Streets	Sheridan Rd. & Pratt Blvd.
<b>Business Data</b>	
Business Name	Rogers Pier Seafood Bar & Grill
Business Description	Great opportunity to own a turnkey bar/restaurant on beautiful Sheridan Rd. in Rogers Park. Liquor, food and patio licenses all in place. Features include a green build-out with a large patio and an extended bar and lounge area. Large FF&E list included with sale. Full basement with ample storage and multiple walk-in coolers and freezers.
Year Established	2016
Years of Operation	Two

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**LISTING INFO**

No. of Employees	3 Full-time, 5-6 Part-time
Hours of Operation	4pm – 10pm Mon-Fri 4pm – 11pm Sat Closed Sunday
Approx. Annual Gross Sales	\$250,000.00
FF&E included in price?	Yes