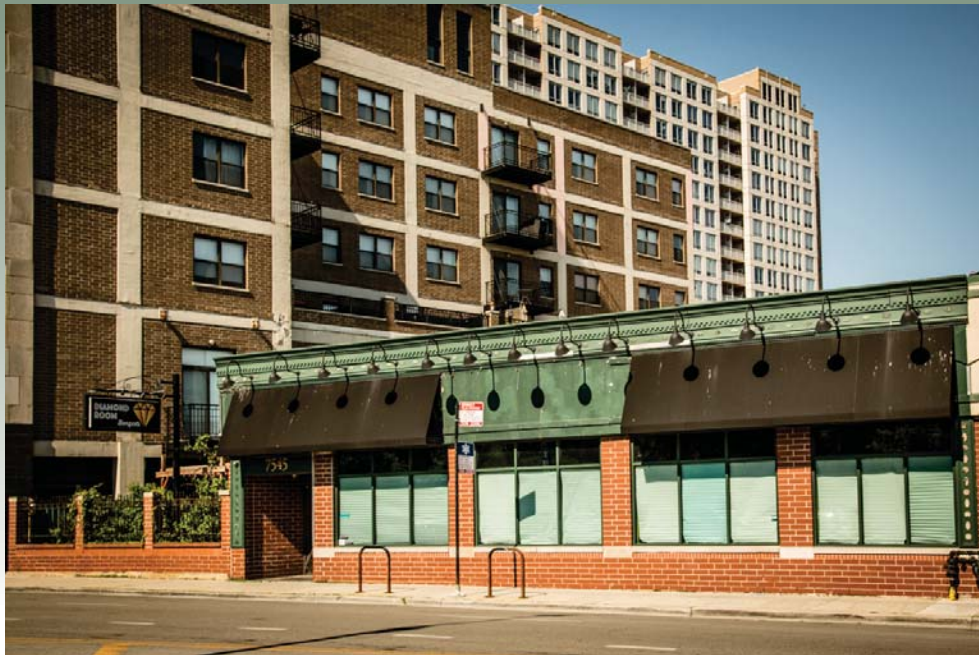


Rogers Park - Chicago

2 FULLY BUILT-OUT TURN-KEY RESTAURANTS IN OUTLOT OF SHOPPING CENTER

7537-7545 N. Clark St. Chicago, IL 60626



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. Loyola University Chicago and Northwestern University are just a few miles to the north. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com.

Ethiopian Diamond II - 7537-7545 N. Clark St. Chicago, IL 60626

Size (Approx.) 8,476 SF Building 9,403 SF Land

Rental Rate \$17/SF Net

Asking Price \$2,100,000 (Real Estate + Business)

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 Ext. 14

Brian@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 | 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

Chase
Marshalls
Jewel Osco
Payless Shoesource

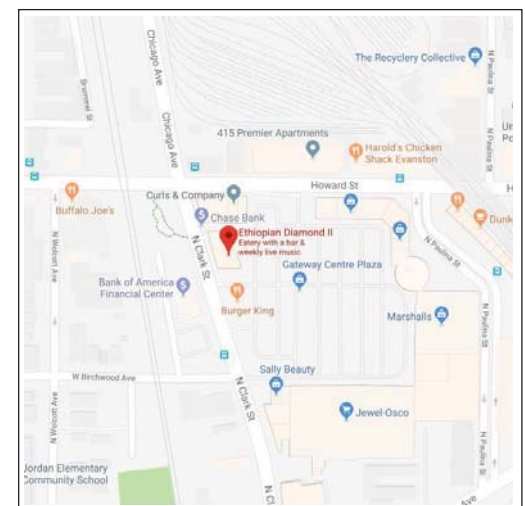
Description

MOTIVATED SELLER! Two fully built-out turn-key restaurants in outlot of Gateway Shopping Center.

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. 5/22 1-14-2013

Map

Southeast Corner of Howard & Clark



LISTING INFO

| | |
|--------------------------|---|
| Agent | Brian Laskov |
| Transaction Type | Real Estate for Sale or Lease |
| Type of Property | Two restaurants (one vacant, one for lease) in same building. |
| Property Data | |
| Property Name | Ethiopian Diamond II |
| Address | 7537-7545 N. Clark St. |
| City, Zip Code | Chicago, IL 60626 |
| Area | Rogers Park |
| County | Cook |
| Sale Price | \$2,100,000 (Real Estate + Business) |
| Rental Rate | \$17/S.F. |
| Lease Type | Net |
| Taxes | \$36,613 (2016) |
| Building Type | Restaurant/Commercial |
| # of Seats | 100+ |
| Stories | 1 |
| Size | 8,476 S.F. |
| Lot Size | 9,403 S.F. |
| Parking | 51-100 Outdoor Spaces |
| Zoning | Commercial B3-2 |
| Licenses | Retail Food License, Outdoor Seating |
| A/C & Heat | Central Air, Zoned (AC) / Forced Air, Gas (Heat) |
| Electric (amps) | 201-600 Amps, 3 Phase |
| Type of Roof & Age | Rubber |
| Ward | 49 th |
| Alderman | Joe Moore - 773.338.5796 |
| Nearby Businesses | Located inside strip mall: Marshalls, Jewel Osco, Payless, Gamestop and more |
| Property Description | Whole building for sale and for lease, restaurant business also for sale. Street frontage with outdoor patio seating. Ample cross easement for parking. |
| Location Description | Located in front of Gateway Shopping Center. Also located one block from Howard Red Line stop on border of Chicago and Evanston City Limits . |
| Neighborhood 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. Loyola University Chicago and Northwestern University are just a few miles to the north. Rogers Park has over 130 restaurants and has been ranked "very walk-able" by Walkscore.com. |

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LISTING INFO

| | |
|----------------------|---|
| Cross Streets | Howard St. / N. Clark St. |
| Business Data | |
| Business Description | Ethiopian Restaurant + Adjacent Storefront/Banquet Hall. Casual restaurant and bar featuring culturally authentic atmosphere and cuisine. |
| Hours of Operation | 11am – 10pm (Sun-Th) 11am – 11:30pm (Fri/Sat) |