

# 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. 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.

### 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:

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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

Chase  
Marshalls  
Jewel Osco  
Payless Shoesource

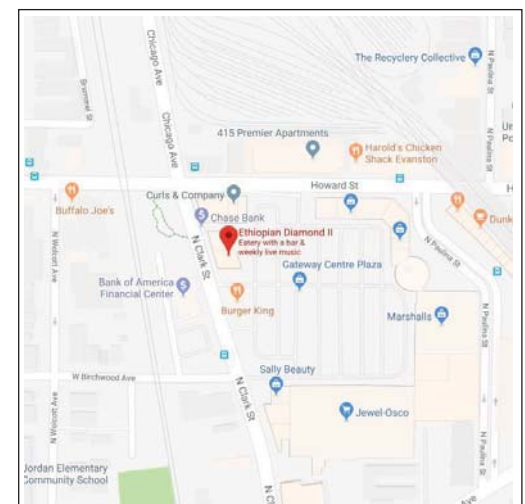
### Description

**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. 522 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.
<b>Property Data</b>	
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 and Year Built	Restaurant/Commercial – Built 1901
# 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 <sup>th</sup>
Alderman – Name and Phone Number	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.
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 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

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### LISTING INFO

	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.
Cross Streets	Howard St. / N. Clark St.
<b>Business Data</b>	
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)