

# Rogers Park - Chicago QUICK SERVICE RESTAURANT ON SHERIDAN RD.

6808 N. Sheridan Rd. Chicago, IL 60626



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



## 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.

## SP Kebab - 6808 N. Sheridan Rd. Chicago, IL 60626

Size (Approx.)	847 SF
Rental Rate	\$23/SF NNN
Asking Price	\$89,000 (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

Tai Chi Bubble Tea  
Giordano's Pizza  
Starbucks  
Bop N Grill

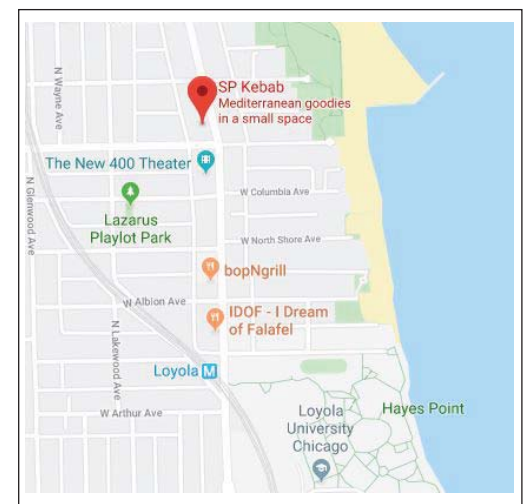
## Description

Great quick service restaurant located in the heart of Rogers Park on Sheridan Rd. Space includes a hood, walk-in cooler and all FF&E. Full basement and outdoor patio seating for 16.

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 Sale of Restaurant
<b>Property Data</b>	
Address	6808 N. Sheridan Rd.
City, Zip Code	Chicago, IL 60626
Area	Rogers Park
County	Cook
Sale Price	\$89,000 (Business)
Rental Rate	\$23/SF, NNN
Lease Type	Triple Net
Lease Term	Five (5) Years
Options	One (1) Five-Year Option
Yearly Adjustment	Three Percent (3%)
CAM & Insurance	\$1.47/SF (2019 Estimate)
Security Deposit	TBD
Taxes	\$3.50/SF (2019 Estimate)
Building Type and Year Built	Brick Mixed Use
# of Seats	16
Size	847 SF
Parking	Street
Zoning	B1-2
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	Ample
Type of Basement	Full Basement with Walk-In Cooler and Type II Hood
Ceiling Heights	11'
Ward	49th
Alderman	Maria Hadden 773-338-5796
Nearby Businesses	Tai Chi Bubble Tea, Giordano's Pizza, Starbucks, Bop N Grill, Oasis Lounge, The New 400 Theater, Chipotle
Cross Streets	Sheridan Rd. & Pratt Blvd.
<b>Business Data</b>	
Business Name	SP Kebab
Is the business currently operating?	Yes. <b><i>Operating business; please do not disturb employees or management.</i></b>
Business Description	Great quick service restaurant located in the heart of Rogers Park on Sheridan Rd. Space includes a hood, walk-in cooler and all FF&E. Full basement and outdoor patio seating for 16.
Year Established	2009
No. of Employees	4-5
Hours of Operation	12pm-10pm
Approx. Annual Gross Sales	\$200,000
FF&E included in price?	Yes
Will seller provide training?	Yes