

Rogers Park - Chicago CORNER CAFE IN THE HEART OF JARVIS SQUARE

1500 W. Jarvis Ave.



**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.

Charmer's Cafe - 1500 W. Jarvis Ave. Chicago, IL 60626

Size (Approx.)	1,550 SF
Rental Rate	\$2,200 per Month (\$17.03/SF)
Asking Price	\$59,900 (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

R Public House	Anto Pizza and Pasta
Rogers Bark Pet Salon	Taste Food and Wine
Jarvis Square Pottery	Poitin Stil Pub

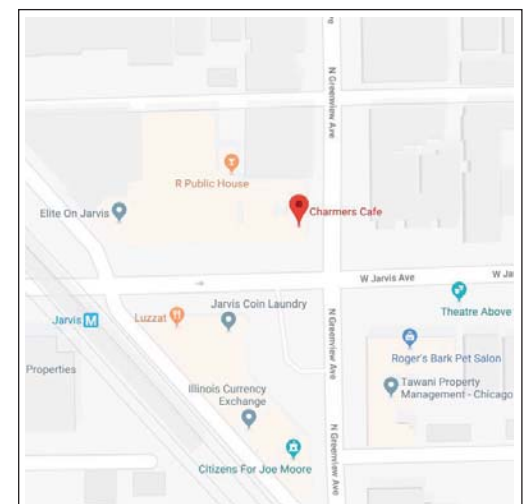
Description

Lovely café right in the heart of Jarvis Square in historic Rogers Park. Located on the hard corner of Jarvis and Greenview, this coffee house includes all FF&E, a large outdoor patio, and tenant friendly lease terms. A true anchor of this burgeoning neighborhood.

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. At72 10-08-2019

Map

Jarvis Ave. & Greenview Ave.



LISTING INFO

Agent Responsible	Adam Salamon
Transaction Type	Business Sale Only with Lease Assignment
Type of Property	Coffee House
Property Data	
Address	1500 W. Jarvis Ave.
City, Zip Code	Chicago, IL 60626
Area	Rogers Park
County	Cook
Sale Price	\$59,900 (Business)
Rental Rate	\$2,200/Month (\$17.03/SF)
Lease Type	Gross
Lease Term	Three or Five Years
Options	Yes
Yearly Adjustment	Three percent (3%)
Security Deposit	TBD
Building Type and Year Built	Brick
# of Seats	30 upfront, 12-15 in the back, 20 on the patio
Size	1,550 SF
Parking	One Space (\$150/Month)
Zoning	C1-3
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ceiling Heights	14'
Ward	49th
Alderman	Ald. Maria Hadden 773-338-5796
Nearby Businesses	R Public House, Rogers Bark Pet Salon, Poitin Stil Pub, Anto Pizza and Pasta, Jarvis Square Pottery, Taste Food and Wine
Cross Streets	Jarvis Ave. & Greenview Ave.
Business Data	
Business Name	Charmers Café
Is the business currently operating?	Yes. <i>Operating business. Please do not disturb employees or management.</i>
Business Description	Lovely café right in the heart of Jarvis Square in historic Rogers Park. Located on the hard corner of Jarvis and Greenview, this coffee house includes all FF&E, a large outdoor patio, and tenant friendly lease terms. A true anchor of this burgeoning neighborhood.
Year Established	2016
No. of Employees	4-5
Hours of Operation	6:30am-3pm Mon.-Thurs. 6:30am-4pm Fri. 7am-5pm Sat.-Sun.
Approx. Annual Gross Sales	\$250,000

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FF&E included in price?	Yes
Will seller provide training?	Yes