

Rogers Park - Chicago QUICK SERVICE RESTAURANT ON SHERIDAN RD.

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



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 | \$49,900 (Assets) |

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

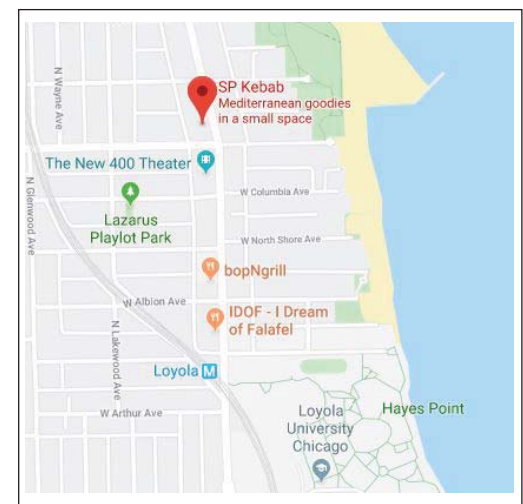
Description

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 | Assets for Sale |
| Property Data | |
| Business Name | SP Kebab |
| Address | 6808 N. Sheridan Rd. |
| City, Zip Code | Chicago, IL 60626 |
| Area | Rogers Park |
| County | Cook |
| Sale Price | \$49,900 Assets for Sale |
| 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. |
| Business Data | |
| Is the business currently operating? | No. |
| 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 |