

Rogers Park - Chicago FULLY EQUIPPED CORNER NEIGHBORHOOD RESTAURANT

6632 N. Clark St.



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



6632 N. Clark St. - Tapia's Pizza & Grill

Size	~1,300 SF
Rental Rate	\$18.37/SF
Lease Type	Triple Net
Price	\$39,900 (Business Sale)

For additional information or to schedule a showing contact:

Adam Salamon

212.575.0480 Ext. 16

Adam@kudangroup.com



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	40,597	168,077	355,505
2013 Female Population	39,581	167,989	359,202
2013 Total Population	80,178	336,066	714,707
2013 Total Households	33,159	142,236	300,139

Income

2013 Median Household Income	\$40,667	\$50,245	\$57,568
2013 Per Capita Income	\$25,153	\$29,279	\$33,103
2013 Average Household Income	\$56,866	\$66,453	\$76,468

Nearby Businesses

Life's Sweet Bakery
Denden Restaurant
Cafe El Meson
Smack Dab

Description

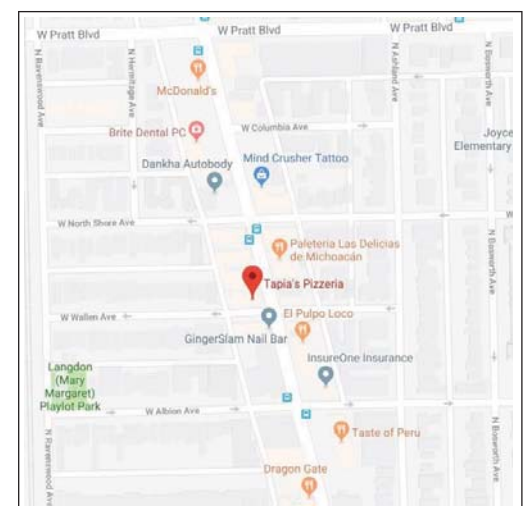
Lovely neighborhood restaurant on a hard corner of busy Clark St. Fully equipped with a large exhaust and new floors and ceilings throughout. Full basement with extensive FF&E, including two double-decker Blodgett pizza ovens. Great opportunity for first time operator or second location to acquire a turn-key business.

Operating business. Do not disturb employees or management.

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

Clark St. & Wallen Ave.



LISTING INFO

Agent	Adam Salamon
Transaction Type	Business Only for Sale
Type of Property	Restaurant
Real Estate included in price?	No
Property Data	
Address	6632 N. Clark St.
City, Zip Code	Chicago, 60626
Area	Rogers Park
County	Cook
Sale Price	\$39,900 (Business Only)
Rental Rate	\$18.37/SF, NNN
Lease Type	Triple Net
Lease Term	May 30, 2020
Options	Two five-year options
Yearly Adjustment	2%
Taxes & CAM	\$2.02/SF (Includes Water & Scavanger)
Security Deposit	\$4,000.00
# of Seats	36 Seats
Stories	Three
Size	Approx. 1,300 SF
Parking	Ample Street Parking
Zoning	C2-2
Licenses	Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Type of Basement	Full Basement
Ceiling Heights	10'
Ward	49th
Alderman	Joseph Moore 773-338-5796
Nearby Businesses	Life's Sweet Bakery, Denden Restaurant, Café El Meson, Smack Dab
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. The presence of its diverse array of students and academics from Loyola University Chicago and

LISTING INFO

	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	Clark St. & Wallen Ave.
Business Data	
Business Name	Tapia's Pizza & Grill
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Description	Lovely neighborhood restaurant on a hard corner of busy Clark St. Fully equipped with a large exhaust and new floors and ceilings throughout. There's a full basement with extensive FF&E, including two double-decker Blodgett pizza ovens. Great opportunity for first time operator or second location to acquire a turn-key business.
Year Established	2015
Years of Operation	Four
No. of Employees	Three
Hours of Operation	11am to 11pm
Approx. Annual Gross Sales	\$200,000
FF&E included in price?	Yes
Will seller provide training?	Yes