

# Brighton Park

Profitable long-time neighborhood restaurant staple with real estate for sale.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

Piezano's Pizza and Grinder Co., 2601 W. 47th St., Chicago



## Demographics

Population	2-Mile	5-Mile
2010 Population	170,556	873,933
2022 Population	141,225	821,261
2027 Population Projection	133,848	801,228
Annual Growth 2010-2022	-1.4%	-0.5%
Annual Growth 2022-2027	-1.0%	-0.5%

## Households

2010 Households	45,340	278,618
2022 Households	35,873	257,644
2027 Household Projection	33,589	250,398

## Income

Avg. Household Income	\$56,343	\$63,809
Median Household Income	\$41,177	\$42,913

Source: Costar

## Nearby Businesses

Frankie's Place	Huntington Bank
TCF Bank	Taqueria Pupseria Esperanza
Metro by Tmobile	Village Discount Outlet Store
Future Fashion	
Fair Play Soccer	

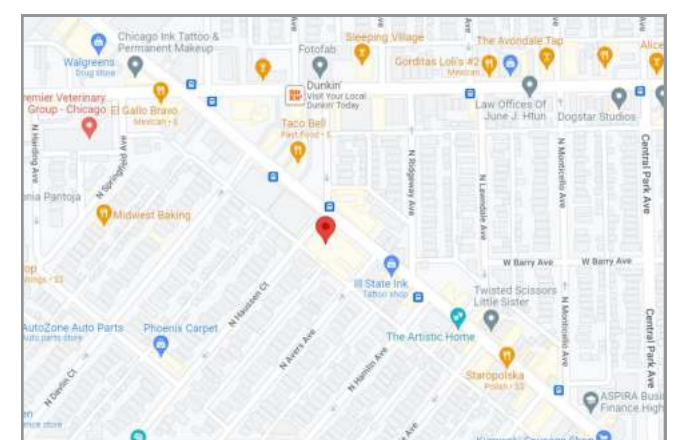
## Location: Brighton Park

Brighton Park is a community area located on the southwest side of Chicago, Illinois. Brighton Park is bordered on the north by the former Illinois & Michigan Canal and the current Chicago Sanitary and Ship Canal, on the east by Western Avenue, on the south by 49th Street, and on the west by Drake Ave. The neighborhood is a mix of residential areas, commercial zones, industrial works and transportation (primarily railroad and trucking) facilities.

- Google.com

## Map

On the corner of West 47th Street and South Rockwell Street



## Property Description

Corner freestanding real estate and profitable restaurant for sale. This neighborhood staple has operated for over 30 years. The counter service with some seating, operates mainly on carryout and delivery. Long-time manager and employees who have systems in place for maximum efficiency and profitability, allows for the owner to operate absentee. There is room for growth through school catering, rewards apps, and a website. Features include parking and a fully equipped space, including a 12' hood, walk-ins and a revolving pizza oven. This is an operating business. Do not disturb employees or management.

**Purchase Price:** \$695,000 (Bus. & RE) **OpEx:** N/A

**Size (Approx.):** 1,900 SF (Building) 3,937 SF (Lot) **Zone:** B3-1

**Property Taxes:** \$7,661,77 (2021)

## For additional information or to schedule a showing, contact:

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