

# Hinsdale

Pizza restaurant with easily expandable ventilation requirements for sale across from Hinsdale Metra station.



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



## Demographics

Population	1-Mile	5-Mile
2022 Population	11,808	250,925
2027 Population	11,683	251,757
Annual Growth 2022-2027	-1.06%	0.33

## Households

2022 Households	3,503	511,784
Annual Growth 2022-2027	-1.6%	0.3%

## Income

Avg. Household Income	\$228,774	\$84,411
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Source: Costar

## Nearby Businesses

Dying Breed Barbershop	Corner Bakery
Prima Makeup & Skincare	Page's
Yankee Peddler	Yves Delorme
Salon Lofts	Hinsdale News Agency
Energy Studio	Wintrust Community Bank

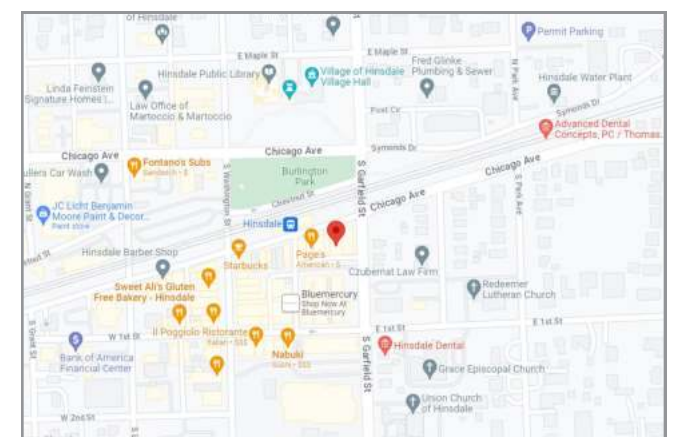
## Location: Hinsdale

Hinsdale, located just 20 miles west of downtown Chicago, offers natural beauty, hometown charm, and a friendly community atmosphere. The Village serves as an ideal base for commerce, education, and suburban living. The village is third-ranked Illinois community on Bloomberg's Richest Places Annual Index, only behind Glencoe and Winnetka.

—villageofhinsdale.org, wikipedia.org

## Map

On East Hinsdale Ave., between Village Pl. and South Garfield St.



## Business Description

Two retail storefront pizza shops are up for sale individually or as a portfolio to include the intellectual rights. The first location is in Hinsdale and the second is in Evanston. Both are in premier locations near major commuter hubs. The shops primarily feature take-and-bake pizzas for sale. There is potential to grow sales by expanding the menu to include seasonal concepts such as ice cream. The current operation does not require major ventilation which allows for optimal expansion opportunity.

<b>Purchase Price:</b> \$119,000 (Bus.)	<b>Property Taxes:</b> N/A
<b>Lease Rate:</b> \$21.82/SF Gross	<b>Zone:</b> B-2
<b>Size (Approx.):</b> 1,100 SF	<b>Licenses:</b> Retail Food

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

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