

# Northshore Suburb

## Pizza restaurant with easily expandable ventilation requirements for sale in prime downtown location.



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

Bake Homemade Pizza, 345 Park Ave., Glencoe



### Demographics

Population	1-Mile	5-Mile
2022 Population	7,370	131,822
2027 Population	7,369	133,265
Annual Growth 2022-2027	-0.01%	1.09%

### Households

2022 Households	2,550	505,192
Annual Growth 2022-2027	0.0%	1.2%

### Income

Avg. Household Income	\$195,832	\$79,807
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Source: Costar

### Nearby Businesses

Starbucks	MB Financial Bank
Walgreens Pharmacy	Olsky Jewelers
Valentina	BlackSheep General Store
Hudson Grace	Alan Koppel Gallery
LuxLab	Chase Bank

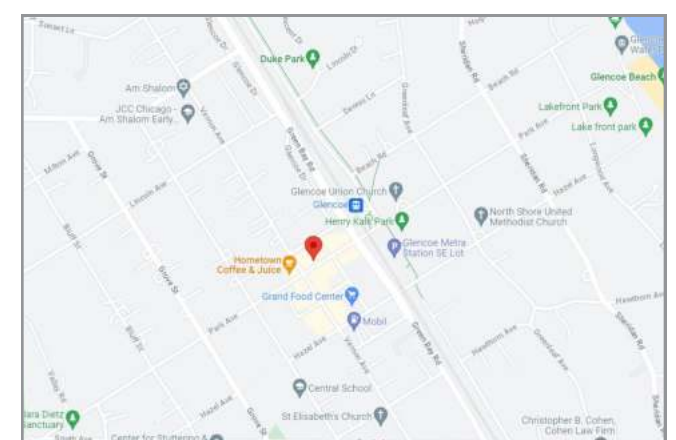
### Location: Glencoe

Located just 24 miles north of Chicago's Loop, the Village of Glencoe is bordered by Lake Michigan, the Cook County Forest Preserve and the Glencoe Golf Course. Glencoe is part of Chicago's North Shore and is located within the New Trier High School District. Glencoe has the eighth highest income per household among municipalities in the U.S. with greater than 2,000 homes. With abundant parks, convenient beach facilities and one of the most attractive business districts along the North Shore, Glencoe is a great place to visit. Whether you come to shop and eat downtown, to spend the day at the Chicago Botanic Garden, to enjoy a show at the regionally acclaimed Writers Theatre or to take in the sight of one of our thirteen Frank Lloyd Wright-designed structures—there is plenty to see and do in Glencoe.

— villageofglencoe.org, wikipedia.org

### Map

On Park Ave., between Village Ave. and Vernon Ct.



### Business Description

Two retail storefront pizza shops for sale individually or as a portfolio to include the intellectual rights. The locations in Evanston and Glencoe are in premier locations near major commuter hubs. The shops primarily feature take-and-bake pizzas. 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. This downtown Glencoe space has two Type-2 exhaust hoods and a larger "commissary" prep room with dough mixers, pizza ovens, and a large walk-in cooler.

<b>Purchase Price:</b> \$59,500 (Bus.)	<b>Property Taxes:</b> N/A
<b>Lease Rate:</b> \$42.30/SF Gross	<b>Zone:</b> B-1
<b>Size (Approx.):</b> 1,239 SF	<b>Licenses:</b> Retail Food

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

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