

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 | \$49,900 (Business Sale) |

For additional information or to schedule a showing contact:

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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

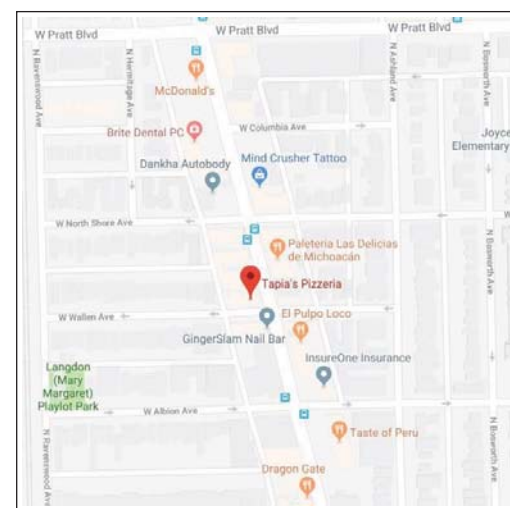
Lovely neighborhood restaurant on a hard corner of busy Clark St. Fully equipped with a large exhaust and new floors and ceilings throughout. Full basement with extensive FF&E, including two double-decker Blodgett pizza ovens. Great opportunity for first time operator or second location to acquire a 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 | \$49,900 (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 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. |

LISTING INFO

| Business Data | |
|--------------------------------------|---|
| Business Name | Tapia's Pizza & Grill |
| Is the business currently operating? | Yes. <i>Operating business. Do not disturb employees or management.</i> |
| 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 |