

Old Town - Chicago FULL SERVICE PIZZA RESTAURANT NEXT TO BROWN LINE AVAILABLE



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

1543 N. Sedgwick St. - 5 Boroughs Pizza



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



Old Town

Old Town is a neighborhood in Chicago. It spans across eastern parts of the community areas of Lincoln Park and the Near North Side. Old Town includes the Old Town Triangle Historic District, bounded on the northeast side by Lincoln Avenue and Wells Street, and on its south side by North Avenue. Upscale 19th century townhomes and cobblestone streets characterize this picturesque neighborhood on the city's Near North Side. Visitors are drawn to Old Town by its vibrant dining scene, plentiful boutique shopping and thriving entertainment district that includes several world famous Chicago theater institutions, including the Second City improvisational comedy club, the Steppenwolf Theatre and Royal George Theatre. Old Town is also home to one of the nation's oldest annual summer art fairs.

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Size	1,100 SF (Business)
Licenses	Retail Food
Rental Rate	\$2,587.44/Mo. (Net)
Price	\$149,900 (Business Sale)



For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	32,595	98,157	428,623
2011 Female Population	35,991	192,829	422,141
2011 Total Population	68,586	390,986	850,765
2011 Total Households	40,547	212,279	398,601
Housing			
2000 Total Housing Units	46,434	210,819	408,617
Income			
2011 Median Household Income	\$105,646	\$73,616	\$56,491
2011 Per Capita Income	\$96,942	\$68,335	\$46,260
2011 Average Household Income	\$163,979	\$125,863	\$98,736

Nearby Businesses

Twin Anchor's	McGinny's Tap
Old Town Ale House	Old Town Dental
Shop & Stop	Culinablu Kitchens

Highlights

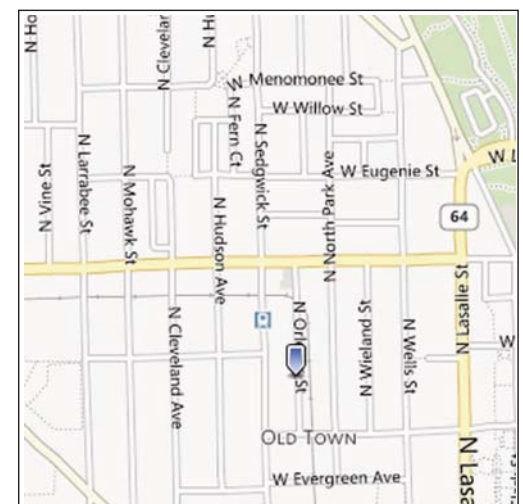
Full service pizzeria concept next to Brown line. Newly rehabbed retail space. Beautifully built-out restaurant space with high-end finishes. Single story retail space with basement. Excellent signage.

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. 630 1-11-13

Map

North Ave. & Sedgwick St.



LISTING INFO

Agent(s) Responsible	Jarrett Fradin Jarrett@kudangroup.com
Is this Confidential?	No- <i>Please do not disturb employees</i>
Transaction Type	This is a business only sale. Please see below for lease terms.
Type of Property	Full Service Pizzeria Concept.
Sale or Lease	This is a business sale only.
Real Estate included in price? Value?	No.
Property Data	
Property Name	5 Boroughs Pizza
Address	1543 North Sedgwick
City, Zip Code	Chicago, Illinois 60610
Area	Old Town
County	Cook
Sale Price	\$149,900.00
Rental Rate	\$2,587.44 per month base rent
Lease Type	Net
Lease Term	2 years with 2 (5 year options) 2025
Yearly Adjustment	Four Percent
CAM & Insurance	\$542.00 per month
Security Deposit	Two months base rent depending on tenant's credit.
Taxes	Included in Cam and insurance cost.
Building Type and Year Built	Three story brick building built before 1978. Retail space was recently completely updated.
# of Seats	20
Stories	Single story retail space with a basement.
Square Feet	1,100
Lot Size	25X102
Parking	Street parking only. Close proximity to Sedgwick Brown Line Station and North Avenue Bus Route.
Zoning	B3-5
Licenses	Retail Food
A/C & Heat	Forced Air and Heat. Newer Units.
Electric (amps)	200+
Type of Basement	Partially Finished.
Nearby Businesses	Twin Anchor's, McGinny's Tap, Old Town Ale House
Property Description	1,100 square feet of newly rehabbed retail space. Beautifully built-out restaurant space with high-end finishes
Location Description	Located directly across the street from the

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LISTING INFO

	Sedgwick Brown Line Stop
Cross Streets	North and Sedgwick
Business Data	
Is the business currently operating?	Yes
Business Description	Full Service Pizzeria. Concept offers sit down dining, delivery, carry out and catering.
Hours of Operation	7 Days A Week 11:30 AM – 10:00 PM
Approx. Annual Gross Sales	Contact agent.
FF&E included in price? Value?	Yes, please contact agent for detailed equipment list
Inventory included in price? Value?	No
Will seller provide training? How long?	To be determined
Competition/Market Overview	Strong growth potential for additional delivery and catering business.

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