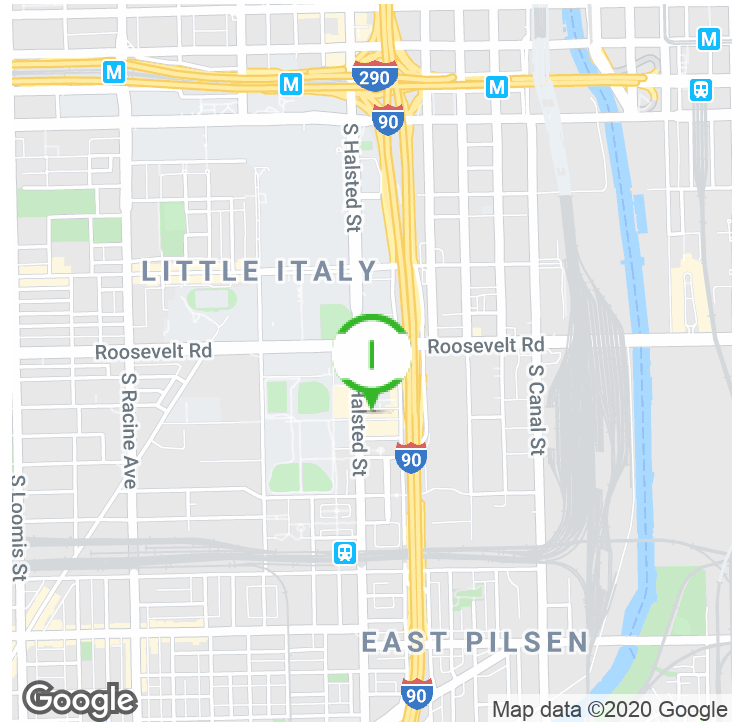


UIC CAMPUS RESTAURANT

730 W MAXWELL ST , CHICAGO, IL 60607



OFFERING SUMMARY

Sale Price:	\$100,000
Building Size:	1,870 SF
Price / SF:	\$53.48
Zoning:	PD 549
Market:	UIC
Submarket:	University Village

PROPERTY OVERVIEW

Successful Sushi Restaurant on UIC Campus For Sale. This popular restaurant with \$400K in annual gross sales has been serving the University Village community for over 15 years. This is a new owner's opportunity to expand the concept and increase revenue. Property includes all equipment needed for a sushi restaurant AND includes a full-service kitchen with built in hood, fire suppression system, black iron and walk-in cooler. The existing lease provides for exclusivity on UIC campus as the only Sushi and/or Thai restaurant. Incredible opportunity to expand the menu offering to include Thai, Izakaya, Ramen or anything else that can be prepared in the fully built out kitchen. Sale includes all FF&E and will require assumption of existing lease. Current rent is \$4,754 per month all-in with 3.5 years remaining (including options) with 2.5% annual escalations. Owner has spent over \$500K on buildout on this 1,870 square foot restaurant. Please do not disturb existing business. Showings only Tuesday to Thursday between 3:00 and 4:30 PM. No real estate included with this sale.

PROPERTY HIGHLIGHTS

- Turn-Key Restaurant with Full Kitchen
- University of Illinois Chicago Campus
- Exclusivity Clause in Lease for Sushi and Thai
- Business Only For Sale - Not Real Estate

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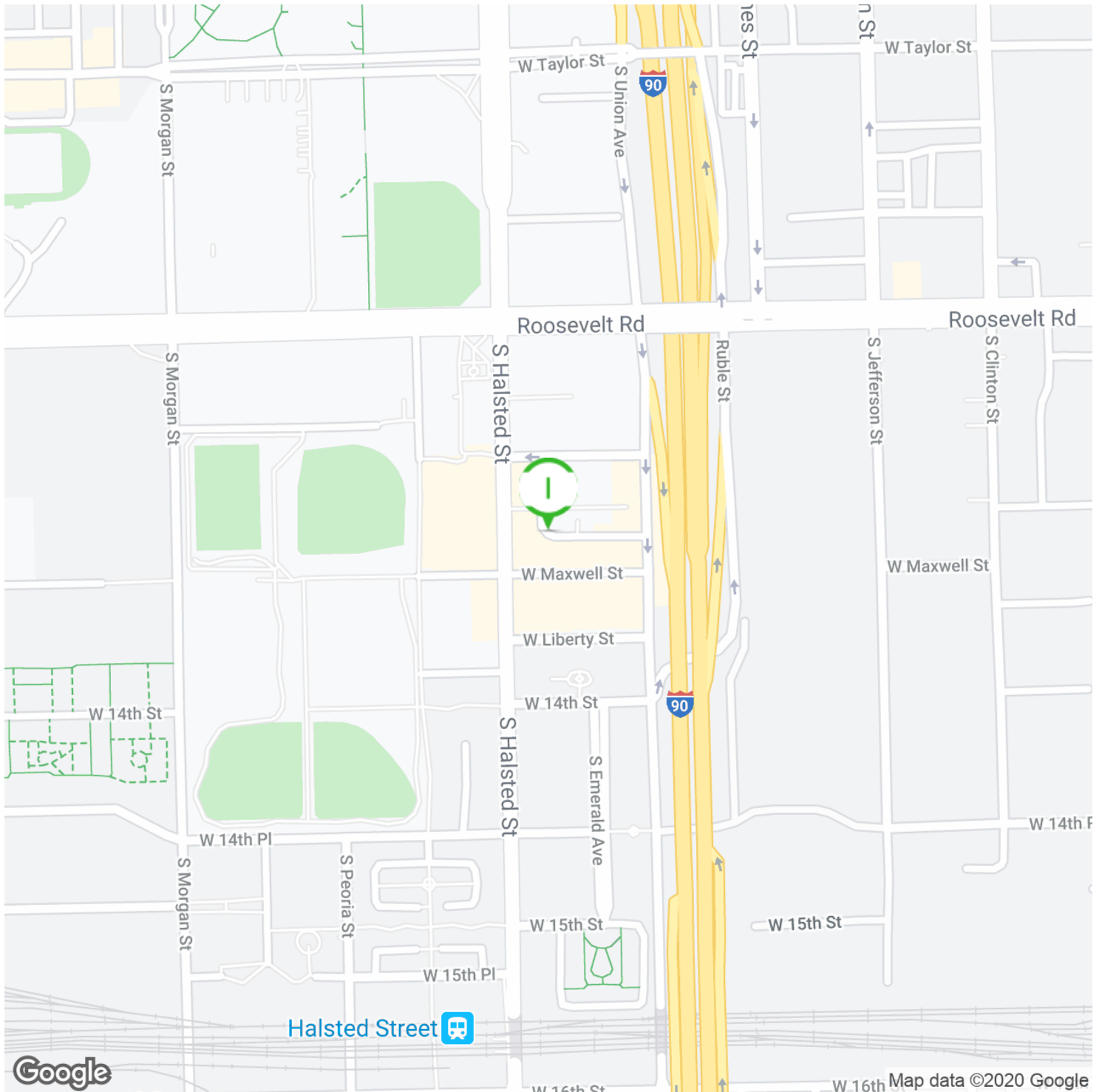
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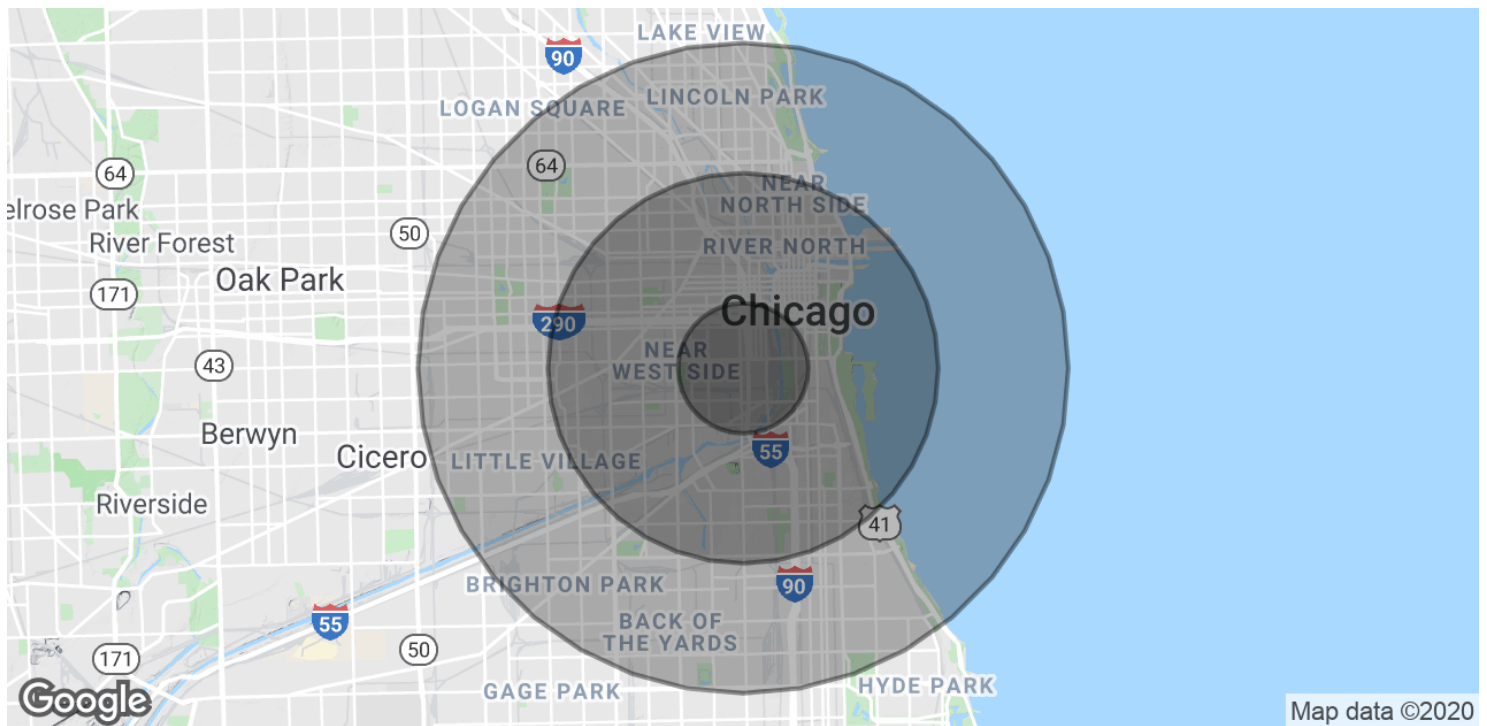
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,523	326,578	839,230
Median age	31.6	34.4	32.0
Median age (Male)	32.5	34.0	31.6
Median age (Female)	31.3	34.9	32.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	13,430	154,446	354,796
# of persons per HH	2.3	2.1	2.4
Average HH income	\$78,804	\$92,124	\$87,923
Average house value	\$411,127	\$431,135	\$445,503

* Demographic data derived from 2010 US Census

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