



TANOSHII  
*sushi mike's*

# TANOSHII SUSHI

1935 SHERIDAN RD.  
HIGHLAND PARK, IL 60035

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# Property Details & Highlights

Property Name:	Tanoshii Sushi
Property Address:	1935 Sheridan Rd., Highland Park, IL 60035
Property Type:	Retail
Building Size:	2,524 SF
Zoning:	B5

## PROPERTY OVERVIEW

Newly remodeled, existing restaurant available in downtown Highland Park. Corner location providing excellent visibility with the opportunity for a large sidewalk patio. Modern interior decor offering an easy re-concept for any restaurant or bar. Huge and affluent residential population and one of the most heavily traveled neighborhoods on the North Shore. Rare opportunity to take advantage of a proven neighborhood go to Hotspot.

## LOCATION OVERVIEW

Located roughly 25 miles north of Chicago and bordered to the east by Lake Michigan, Highland Park is one of the most prominent suburbs on the North Shore, one of the most affluent suburban markets in the United States. . Home to Ravinia Festival, the oldest outdoor music festival in the country that sits on 36 acres and attracts roughly 600,000 people to the area every summer for anywhere from 120-150 events. Highland Park has a vibrant "downtown" area filled with many retailers, a brand new movie theater and residential complex, along with numerous restaurants. Convenient public transportation with the Metra Train Line running from the city, through the entire North Shore to border of Wisconsin.

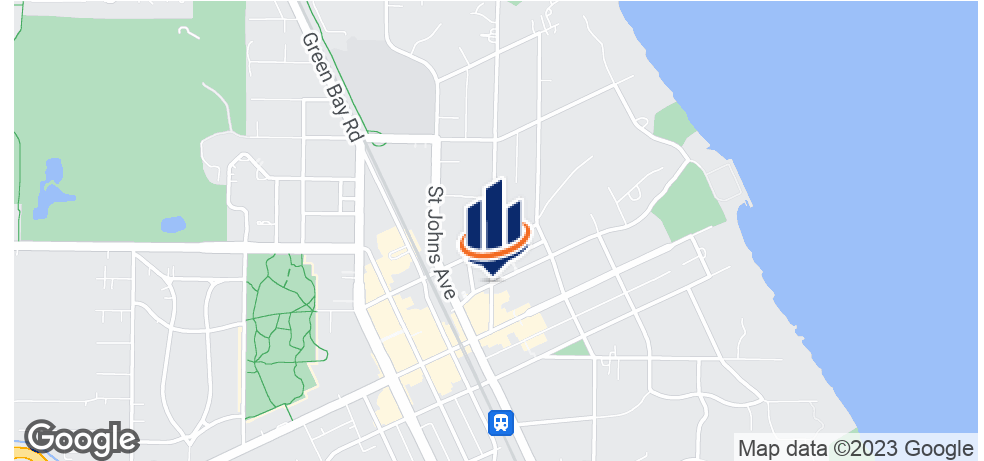


## SALE HIGHLIGHTS

- Newly remodeled, existing restaurant in downtown Highland Park
- Huge corner location with tremendous visibility
- Easy re-concept for any restaurant/bar use
- Existing Lease in place



# Property Summary



## OFFERING SUMMARY

Sale Price: \$94,500

Building Size: 2,524 SF

Zoning: B5

Market: North Shore

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## Tanoshii Sushi- 1935 Sheridan Rd., Highland Park, IL 60035

*Confidential listing. Please do not disturb employees or management.*

<b>BUSINESS TYPE</b>	Restaurant
<b>BUSINESS TRADE NAME</b>	Tanoshii Sushi
<b>BUSINESS ADDRESS</b>	1935 Sheridan Rd. Highland Park, IL 60035
<b>BUSINESS SALE PRICE</b>	\$94,500
<b>REAL ESTATE INCLUDED?</b>	No
<b>STOCK OR ASSET SALE?</b>	Asset Sale
<b>BUSINESS LICESNSE(S)</b>	Incidental Liquor and Retail Food
<b>BUSINESS SIZE</b>	2,524 SF on the ground floor and 700 SF in the basement
<b>LEASE TYPE</b>	Net
<b>LEASE TERM</b>	10 years dated 4/2016
<b>LEASE OPTIONS</b>	1 Five Year Option Period
<b>BASE RENT</b>	\$8,408.34/mt plus percentage rent of 5% of Gross Sales over a natural rent breakpoint
<b>LEASE ESCALATIONS</b>	3%
<b>TAXES/CAM/ WATER</b>	\$437.33/mt. Water bill is \$74.00/mt
<b>SECURITY DEPOSIT</b>	\$17,097.95
<b>LEGAL OCCUPANCY</b>	99
<b>AREA / NEIGHBORHOOD</b>	Highland Park

**Disclaimer:** The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its correctness. All references to age and size are approximate.



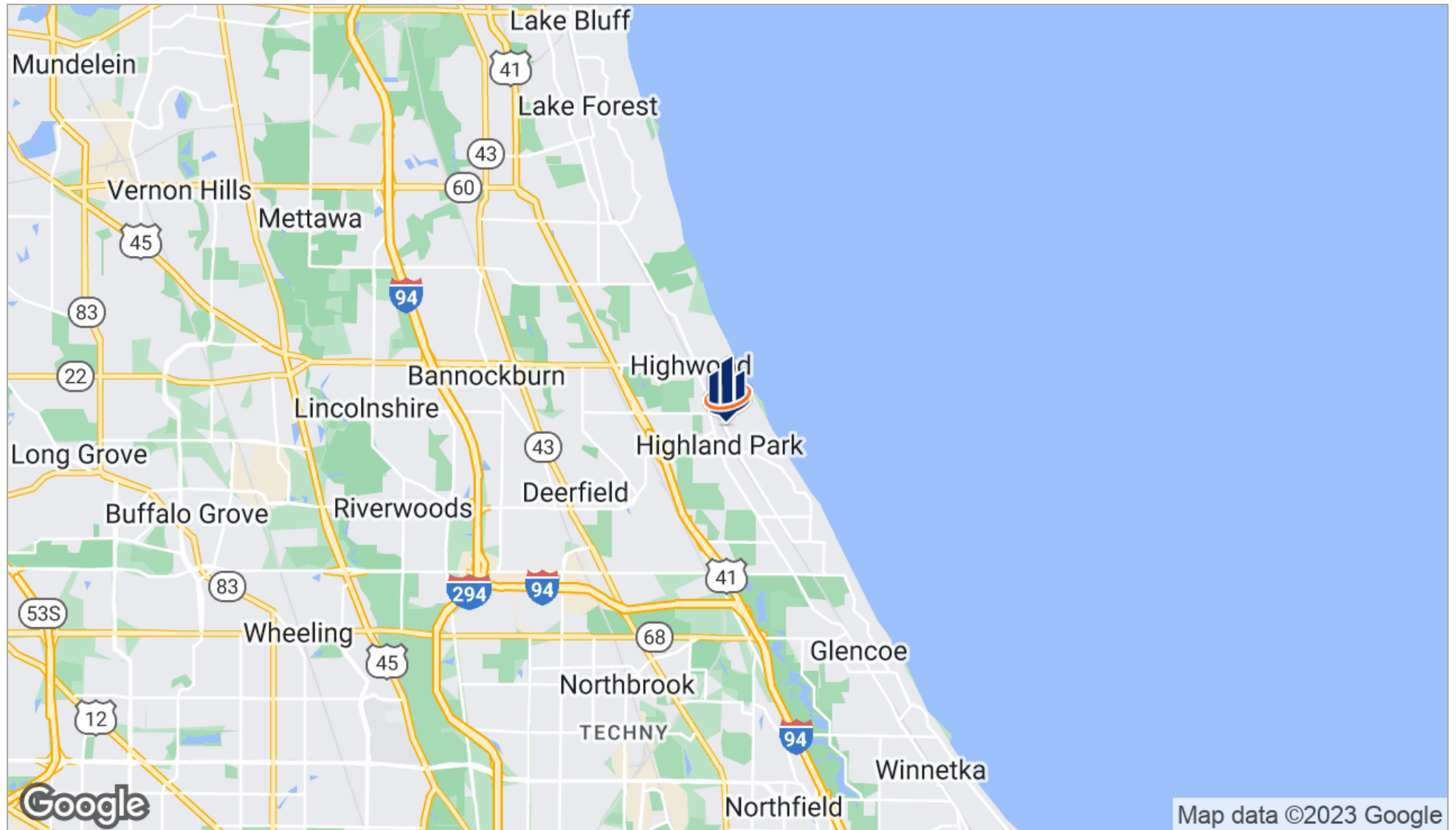
ACUTAL ZONING	B5
PARKING	Street
ELECTRICAL SERVICE	See agent
TYPE OF BASEMENT	Partial/Storage
FF&E INCLUDED?	Yes
CONFIDENTIALITY	Not Confidential however please do not disturb employees



# Additional Photos

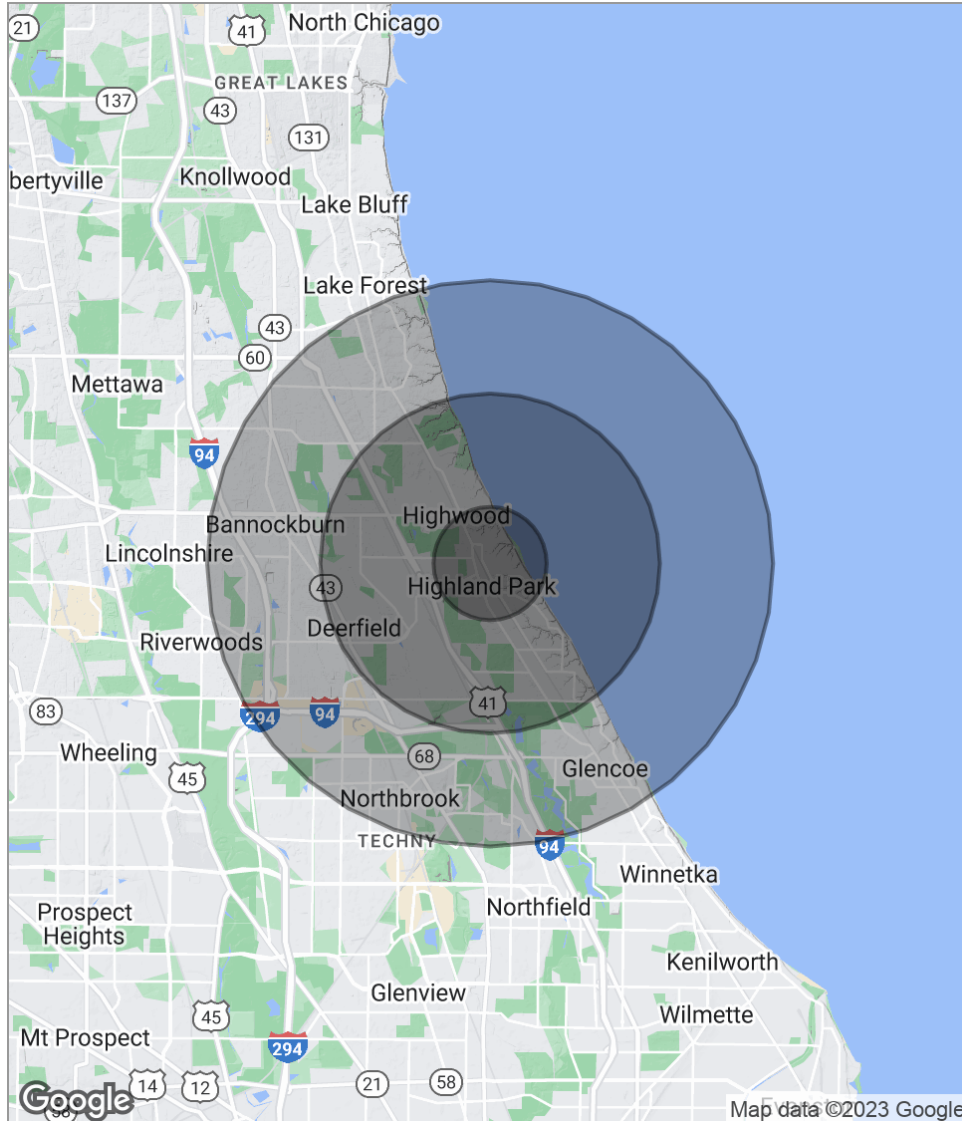


A wide banner image showing a modern restaurant interior with tables set for dining, overlaid with the text "Location Maps" in white on a dark blue background.





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,843	46,157	102,474
Median age	44.1	43.3	43.1
Median age [Male]	43.9	43.2	42.2
Median age [Female]	44.6	43.8	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,373	17,243	37,040
# of persons per HH	2.5	2.7	2.8
Average HH income	\$155,002	\$159,199	\$178,856
Average house value	\$564,662	\$590,860	\$662,265

\* Demographic data derived from 2020 ACS - US Census