



WICKER PARK RESTAURANT CONCEPT

WICKER PARK
CHICAGO, IL 60647

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Property Summary



OFFERING SUMMARY

Sale Price:	\$195,000
Business Size:	5,700 Square Feet
Zoning:	B3-3
Market:	Chicago
Submarket:	Wicker Park
Price / SF:	\$34.21

PROPERTY OVERVIEW

This is a fully improved 5,700 square foot bar/restaurant location. Numerous updates to this impeccably maintained bar/restaurant. The space is fully equipped and can easily be adapted to a multitude of different hospitality concepts. There is a great separation of the space to accommodate large private events in addition to the traditional day to day service. Long term favorable lease with corporately held licenses in place.

PROPERTY HIGHLIGHTS

- Fantastic Wicker Park Restaurant Location
- Numerous Area Demand Generators
- Well Maintained Facility
- Long Term Below Market Lease With Options
- Exceptional Equipment Package
- Strong Area Demographics
- Close Proximity To Public Transportation

Property Description



PROPERTY OVERVIEW

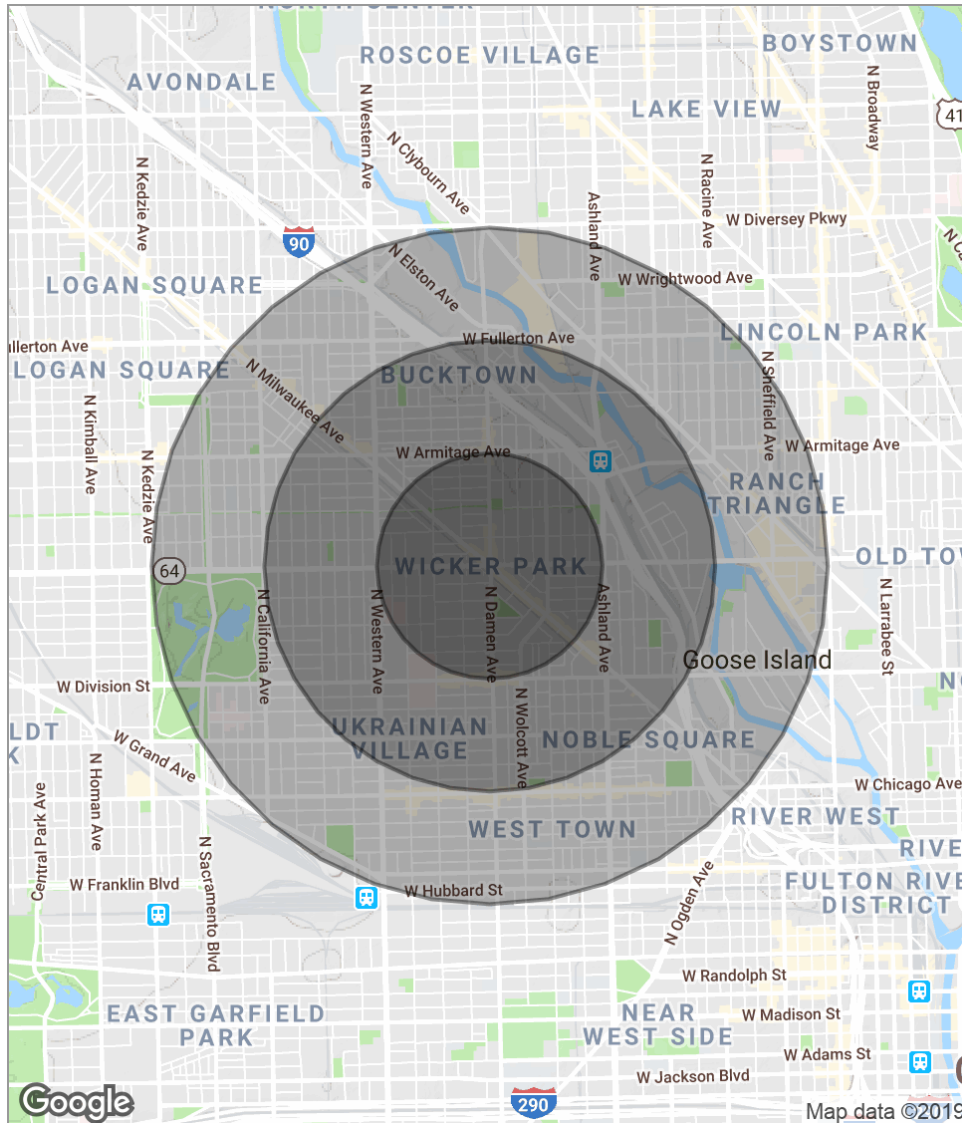
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LOCATION OVERVIEW

This restaurant/hospitality business is located in the heart of Chicago's Wicker Park neighborhood. Wicker Park is one of Chicago's most creative epicenters lies just outside downtown Chicago.. This neighborhood is famous for live music and nightlife, chef-driven restaurants and countless art galleries, there's no better area to sip and shop in the City.

Along North, Division, Milwaukee and Damen Avenues, you will find an unbelievable blend of vintage shops amid independently-owned boutiques touting fashions for all, luxury home goods and beauty products. On the same blocks are nationally-recognized names in fashion, and a mix of major retail chains that have also set up shop to satisfy the on-trend crowds.

Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	18,066	70,829	135,621
Median age	31.1	30.8	30.9
Median age (Male)	32.2	31.6	31.6
Median age (Female)	29.9	30.0	30.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	8,427	32,189	59,849
# of persons per HH	2.1	2.2	2.3
Average HH income	\$119,333	\$98,821	\$91,176
Average house value	\$643,304	\$589,584	\$537,202

* Demographic data derived from 2010 US Census

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