

# Bucktown - Chicago

## FULLY BUILT RESTAURANT AND KITCHEN WITH 12 FT HOOD AND BLACK IRON

1912 N. Western Ave. Chicago, IL 60647



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



### Bucktown

Bucktown is a neighborhood located in the east of the Logan Square community area in Chicago, directly north of Wicker Park, and northwest of the Loop. Recent gentrification has transformed Bucktown from a former working-class residential neighborhood into a hip, urban area full of chic boutiques, galleries and restaurants. Carefully restored workers cottages and residences are now home to artists and young professionals attracted this vibrant area in close proximity to the Loop and easy access via the CTA Blue Line.

### Hero Coffee Bar - 1912 N. Western Ave. Chicago, IL 60647

Size	2,000 SF
Occupancy	Under 99
Rental Rate	\$5,000 per Month (Net)
Price	\$74,500 (Assets)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,678	274,594	583,656
2015 Female Population	25,659	280,194	594,948
2015 Total Population	52,337	554,788	1,178,604
2015 Total Households	23,652	256,860	502,767
Housing			
2015 Total Housing Units	24,730	270,216	528,671
Income			
2015 Median Household Income	\$77,431	\$63,799	\$55,660
2015 Per Capita Income	\$51,951	\$45,711	\$37,569
2015 Average Household Income	\$113,085	\$97,009	\$86,061

### Nearby Businesses

Green Eye Lounge  
Margie's Candies  
Starbucks  
McDonalds

### Description

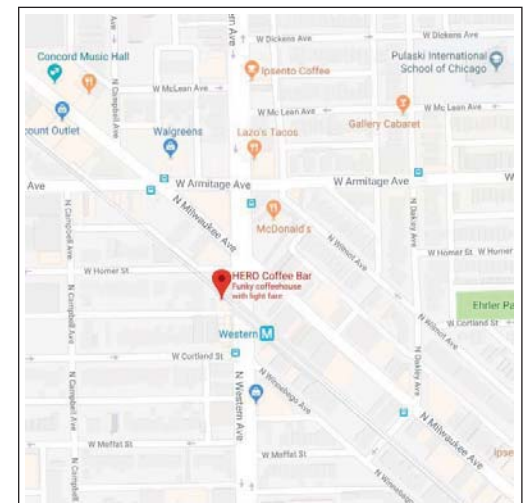
Fully built out restaurant and kitchen with 12 Ft Hood and Black Iron, 2 ADA Bathrooms, and open floor plan. Office, storage and prep areas. Located directly below the Bucktown Brown and Blue L Stop. Strong traffic and pedestrian counts, easy in and out for delivery drivers.

**Operating business. Do not disturb employees or management. All showings must be accompanied by agent.**

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. 3-1-13

### Map

Homer & Milwaukee



**HERO COFFEE BAR DATA SHEET – 1912 N. WESTERN AVENUE**

Listing Agent/s	Jarrett Fradin
Transaction Type	-Lease Assignment, and Asset Sale- BUSINESS NAME NOT INCLUDED
Property Type	Coffee Bar (QSR With Black Iron Hood)
Property Name	Hero Coffee Bar
Address	1912 N. Western Ave
City, Zip	Chicago, IL 60647
Area	Bucktown
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$ 74,500.00 (Asset Sale with Lease Assignment)
Rental Rate	\$5,000.00/Month (\$30 PSF)
Lease Type	Net
Escalations	Fixed Lease Until Dec 31, 2021 (4 Yrs)
Tax	\$16,080,82 Annual (\$1,340.00 Monthly)
Insurance	\$1,594.00 Annual (\$132.83 Monthly)
Yearly Adjustments	Fixed Lease Until Jan 1, 2022. 1 X 4% Increase Jan 1, 2022- Dec 31, 2026.
Duration	Total Term Avail through 2032
Options	One (1) Five Year Option and One (1) Three Year option
Security Deposit	\$12,000.00
Size (Interior)	2,000 S.F. (Approx)
Outdoor	LL and City Zoning Approved- Not in Place Currently
Basement	No
Occupancy	Under 99
HVAC Age	2 Years
Guarantee	Yes, during base term.
Electric (amps)	Three Phase
Stories	Single Story
Building Type	Commercial
Parking	Street Parking
Zoning	C1-2
Licenses	Retail Food
Ward & Alderman	1 <sup>st</sup> Ward, Joe Moreno
Nearby Businesses	Green Eye Lounge, Margie's Candies, Starbuck's, McDonald's
Cross Streets	Homer and Milwaukee Ave
Property Description	Fully built out restaurant and kitchen with 12 Ft Hood and Black Iron, 2 ADA Bathrooms, and open floor plan. Office, storage and prep areas. Located directly below the Bucktown Brown and Blue L Stop. Strong traffic and pedestrian counts, easy in and out for delivery drivers.
Is the business currently operating?	<b>Yes</b> , please do not disturb employees or management. <i>All showings must be accompanied by listing agent.</i>
Operating Hours	Open 7 Days A Week: 7:00 AM – 4:00 PM
Years of Operation	3 Years
Annual Gross Sales	Contact Agent

**ADDITIONAL PHOTOS**

