

Andersonville - Chicago

ULTIMATE NEIGHBORHOOD BAR AVAILABLE WITH REAL ESTATE IN ANDERSONVILLE



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

Confidential #663



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

Andersonville

The approximate street boundaries are Winthrop Ave. to the east, Ravenswood Ave. to the west, Foster Ave. to the south, and Bryn Mawr Ave. to the north. The heart of the Andersonville commercial district is the corner of Clark St. and Berwyn Ave. Andersonville is characterized by an incredible diversity of cultures and lifestyles, a neighborhood whose predominantly locally-owned boutiques are found amidst quaint brunch spots, Middle Eastern bakeries, hip bars and gastro-pubs, and a strong Scandinavian presence from the neighborhood's Swedish founders. Andersonville is also home to a vibrant gay and lesbian community, catered to by the neighborhood's many LGBT-friendly businesses, restaurants and bars.

	Confidential #663
Size	5,950 S.F. (Building) 6,867 S.F. (Lot)
	4,500 S.F. Business + 3,500 S.F. Enclosed Beer Garden
Licenses	Tavern, Late Hour, Outdoor Patio, Sidewalk Cafe
Price	\$1,550,000 (Business & Real Estate) \$549,900 (Business)



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	34,431	213,690	419,846
2013 Female Population	32,138	211,629	423,300
2013 Total Population	66,569	425,319	843,146
2013 Total Households	29,580	181,649	356,300

Income

2013 Median Household Income	\$48,489	\$52,838	\$57,176
2013 Per Capita Income	\$29,458	\$30,527	\$33,071
2013 Average Household Income	\$64,733	\$69,189	\$75,961

Nearby Businesses

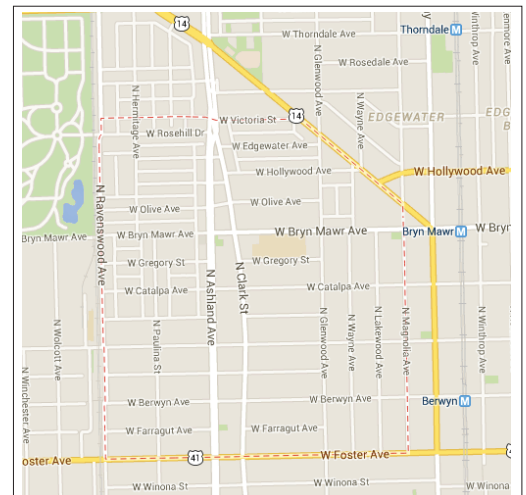
Summerdale
Tanoshii Sushi
M.Henry
Antica Pizzeria

Highlights

Fully-fixture, long term established and successful Restaurant/Bar with Real Estate, located on Ravenswood in Chicago's Andersonville neighborhood. Tavern, Late Hour, Beer Garden, Outdoor Patio and Retail Food licenses included. Occupancy of 300+. Features all weather outdoor beer garden with retractable awnings. Full basement, additional office, storage and 2 bedroom apartment located on the second floor.

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. 533 3-10-2011

Map Andersonville



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description(s):	Code 663
Asking Price:	\$1,550,000 (Business & Real Estate) \$549,900 (Business)
In which publication/web site did you see the listing?	
Your contact info:	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leaseing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
Please Fax to Kudan Group, Inc. 312.244.3187	