

River North - Chicago RESTAURANT/BAR/NIGHTCLUB WITH LATE HOUR LICENSE

TIPPLING HALL



River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

Tippling Hall - 646 N. Franklin #200 Chicago, IL 60654

Size (Approx.)	5,090 SF Usable Space
	1,178 SF Storage
Price	\$1,000,000 (Business, License & Asset Sale)
Rental Rate	\$19,395.02/Mo. (NNN)

For additional information or to schedule a showing:

◀ Smart Phone (QR Code)

Scott Reinish

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	42,459	180,004	410,232
2015 Female Population	46,231	189,245	413,719
2015 Total Population	88,690	369,249	823,951
2015 Total Households	55,211	195,123	373,599

Income

2015 Median Household Income	\$79,788	\$72,584	\$59,348
2015 Per Capita Income	\$75,966	\$59,384	\$43,435
2015 Average Household Income	\$118,153	\$107,691	\$92,009

Notes

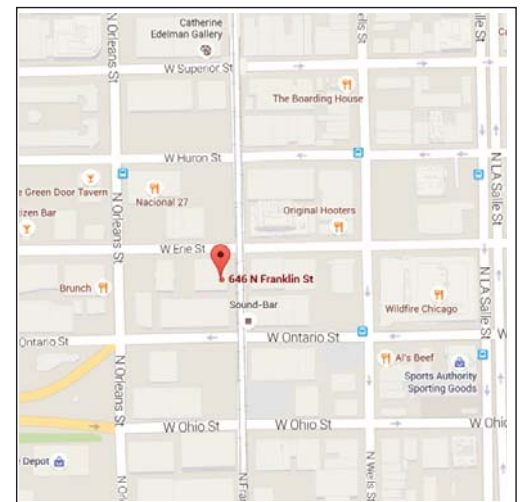
Boarding House	Brunch
Original Hooters	Spybar
Nacional 27	Sound-Bar
Green Door Tavern	Portillo's

Highlights

Restaurant/Bar/Nightclub with Late Hour License available in River North! Two year old complete gut rehab; including all equipment & mechanicals. Includes a brand new sound system, 20 beer taps, 1 keg cooler as well as a large walk-in cooler & six 50" TV's. Beautiful bar (with 13 seats) and separate dining area. Space has exposed brick walls and a high Timber Loft ceiling. All windows open looking out to the sidewalk patio that extends on both sides of the hard corner location. *Owner financing available.*

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. 377 06-22-15

Map Franklin/Erie



LISTING INFO

Agent Responsible	Scott Reinish scott@kudangroup.com
Transaction Type	Business/Asset Sale to Include Existing Licenses
Type of Property	Restaurant/Bar/Nightclub
Property Data	
Property Name	Tippling Hall
Address	646 N. Franklin #200
City, Zip Code	Chicago, IL 60654
Area	River North
County	Cook
Sale Price	\$1,000,000 (Business & Assets)
Base Rent	\$19,395.02/mt
Lease Type	NNN
Lease Term	In year 4 of an 11 year term expiring 6-30-23 with two- 5yr option periods to extend
CAM	\$4,460.90/mt
Taxes	\$2,946.91/mt
Parking	\$500/mt (Parking/Additional Storage)
# of Seats	253 Inside and 36 on the Patio
Stories	1
Square Feet	5,090 SF Usable Space & 1,178 SF Storage
Parking	Street
Zoning	DX-5
Licenses	PPA, Late Hour, Incidental Liquor, Retail Food and Sidewalk Patio
A/C & Heat	See Agent
Electric (amps)	See Agent
Type of Basement	See Agent
Ward	Ward 42 – Alderman Brendan Reilly 312-744-3062
Nearby Businesses	Boarding House, Original Hooters, Nacional 27, Green Door Tavern, Brunch, Spybar
Property Description	Restaurant/Bar/Nightclub with Late Hour License available in River North! Two year old complete gut rehab; including all equipment & mechanicals. Includes a brand new sound system, 20 beer taps, 1 keg cooler as well as a large walk-in cooler & six 50" TV's. Beautiful bar (with 13 seats) and separate dining area. Space has exposed brick walls and a high Timber Loft ceiling. All windows open looking out to the sidewalk patio that extends on both sides of the hard corner location. Owner financing available.
Cross Streets	Franklin/Erie

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