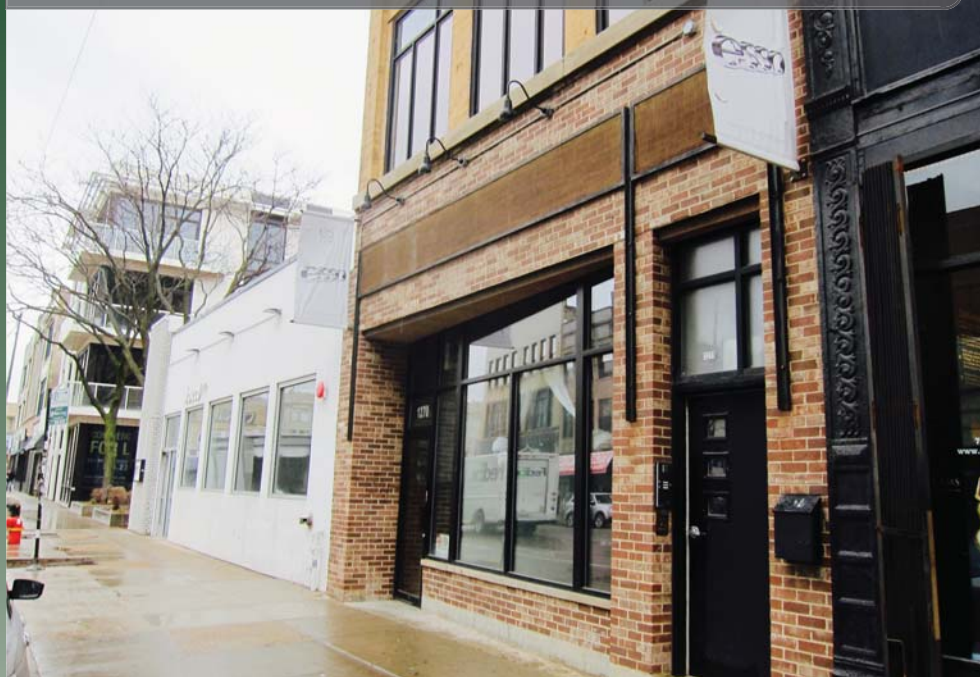


Wicker Park - Chicago

ESTABLISHED LOUNGE/BAR WITH PPA LICENSE

1270 N. Milwaukee Ave. Chicago, IL 60622 - Esso Lounge



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

Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

1270 N. Milwaukee Ave. Chicago, IL 60622

Size	1,650 SF
Licenses	Tavern, PPA Licenses
Rental Rate	\$5,900 Monthly (Gross)
Price	\$129,000 (Business Sale) <i>Price Reduced!</i>

◀ Satellite View of Location (QR Code)

For additional information or to schedule a showing contact:
 Brian Laskov
 312.575.0480 Ext. 14
 brian@kudangroup.com



566 W. Lake St. Suite 320
 Chicago, Illinois 60661-1411
 kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,416	252,239	551,529
2015 Female Population	24,771	261,222	555,300
2015 Total Population	51,187	513,461	1,106,829
2015 Daytime Population	47,740	1,140,859	1,681,087
Income			
2015 Median Household Income	\$74,900	\$67,232	\$55,426
2015 Per Capita Income	\$51,205	\$50,721	\$38,005
2015 Average Household Income	\$106,138	\$101,331	\$86,498

Nearby Businesses

Tocco	Potbelly Sandwich Works
Tozi Korean BBQ	Al's Beef
Shuga Records	Big & Little's Restaurant
Bar Method	Heads & Threads Boutique

Highlights

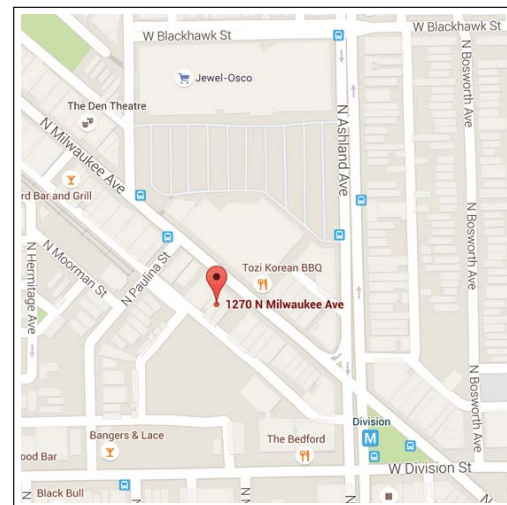
Chic & intimate lounge/bar with Tavern/PPA licenses available in Wicker Park. Located just steps away from the intersection of Paulina and Milwaukee and conveniently only a block north of the CTA Division Blue Line station. In operation for over 9 years in a high density area with numerous retail stores, boutiques and restaurants. High ceilings and occupancy of 99. All furniture, fixtures and equipment included in sale.

Operating business. Do not disturb employees or management.

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. 1044 09.01.2015

Map

Ashland & Division



LISTING INFO

Agent Responsible	Brian Laskov Brian@kudangroup.com 312.575.0480 Ext. 13
Transaction Type	Business Only Sale
Type of Property	Bar/Tavern
Real Estate included in price?	No
Property Data	
Property Name	Esso Lounge
Address	1270 N. Milwaukee Ave.
City, Zip Code	Chicago, IL 60622
Area	Wicker Park
County	Cook
Sale Price	\$129,000 (Business Only) – <i>Price Reduced!</i>
Rental Rate	\$5,900/Mo.
Lease Type	Gross
Lease Term	September 2018
Yearly Adjustment	3%
CAM & Insurance	Included
Security Deposit	\$8,533.26
Building Type and Year Built	Commercial, Mixed-Use
# of Seats	99 Capacity
Stories	3
Size	1,650 SF
Licenses	Tavern, PPA
A/C & Heat	3 Heat, 2 A/C
Ward	1
Alderman	Joe Moreno
Nearby Businesses	Tocco, Tozi Korean BBQ, Shuga Records, Bar Method, Potbelly Sandwich Works, Al's Beef, Big and Little's Restaurant, Heads & Threads Boutique
Property Description	Chic & intimate bar/lounge with Tavern/PPA licenses available in Wicker Park. Located just steps away from the intersection of Paulina and Milwaukee and conveniently only a block north of the CTA Division Blue Line station. In operation for over 9 years in a high density area with numerous retail stores, boutiques and restaurants. High ceilings and occupancy of 99. All furniture, fixtures and equipment included in sale. <i>Operating business. Do not disturb employees or management.</i>
Location Description	Wicker Park is a heady mix of popular pastimes; boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade, business activity

LISTING INFO

	has increased with many new bars, restaurants, and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.
Cross Streets	Ashland/Division
Business Data	
Is the business currently operating?	YES. <i>Operating Business. Do not disturb employees or management.</i>
Year Established	2006
Years of Operation	9
No. of Employees	3
Hours of Operation	Th./Fri./Sat. 9 PM to 2 AM
FF&E included in price?	Yes
Inventory included in price?	No