

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 area. 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 | \$175,000 (Business Sale) |

◀ 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



156 North Jefferson St.
 Chicago, Illinois 60661-1411
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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

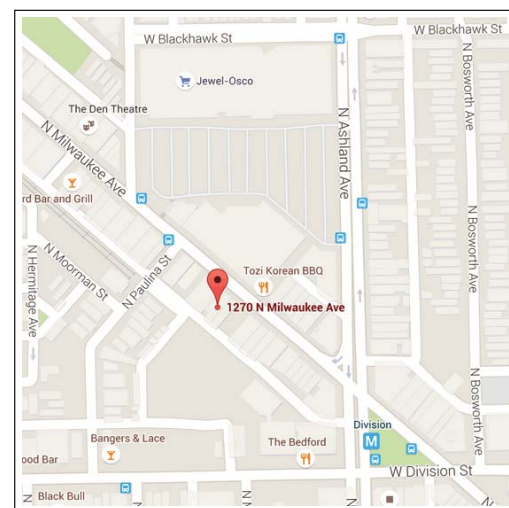
Chic & intimate lounge/bar with Tavern/PPA licenses available in Wicker Park. Located just steps away from the intersection of Paulina and Milwaukee and conveniently only a block north of the CTA Division Blue Line station. In operation for over 9 years in a high density area with numerous retail stores, 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 | \$175,000 (Business Only) |
| 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 |