

# The Loop - Chicago BAR/LOUNGE/NIGHTCLUB SPACE FOR LEASE WITH PPA & TAVERN LICENSES

Confidential Code #698



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

## The Loop

The Chicago Loop refers to the official downtown area. As the second largest central business district in the United States, it is home to the Chicago Mercantile Exchange and the Chicago Board of Trade. The Loop houses numerous historic buildings, world-famous skyscrapers, and the State Street shopping district. It also boasts some of the nation's favorite attractions, including Millennium Park, Willis Tower and the Art Institute. All major train lines lead to the Loop.

## Confidential #698

Size	3,998 SF
Rental Rate	\$38/SF (Modified Gross) Includes Water
Price	\$324,000 (Assets & Licenses)



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	30,096	166,562	386,236
2015 Female Population	29,855	172,337	393,913
2015 Total Population	56,488	297,031	648,060
2015 Total Daytime Pop.	546,260	1,008,884	1,426,933
<b>Housing</b>			
2000 Total Housing Units	17,186	152,605	355,141
<b>Income</b>			
2015 Median Household Income	\$84,146	\$67,747	\$57,228
2015 Per Capita Income	\$72,227	\$53,679	\$41,864
2015 Average Household Income	\$115,872	\$101,831	\$89,875

## Note

*This is a confidential listing. All prospects must fill out the Non-Disclosure Agreement (NDA).*

## Highlights

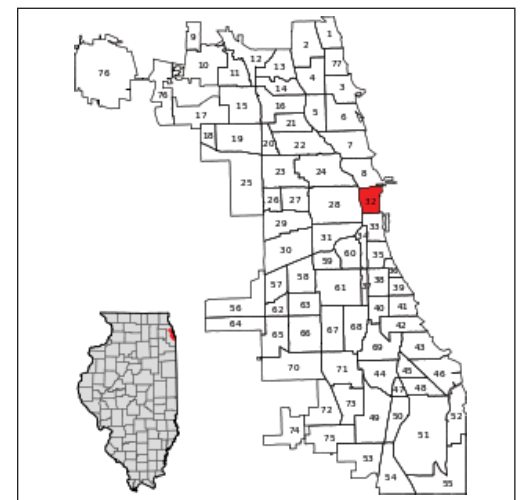
Bar, lounge & nightclub with outdoor patio located in the Loop. Space holds PPA & Tavern licenses. Occupancy of 146 with seating, 300 without. Only qualified operators will be considered.

*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. 3/61 4-2-15

## Map

### The Loop



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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description	Bar/Lounge/Nightclub space for Lease in the Loop with Licenses for Sale
Asking Price	\$324,000 (Assets & Licenses) \$38 PSF (Modified Gross)
Where did you see the listing?	
Code # if Applicable	698
<b>Your contact info:</b>	
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, 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 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:
<b>Please Fax to Kudan Group, Inc. 312.244.3187</b>	