

# The Loop - Chicago NEWLY BUILT-OUT SECOND GENERATION RESTAURANT WITH SIDEWALK PATIO

176 N. Wells St. Chicago, IL 60606- Piggyback BBQ



**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 Millenium Park, Willis Tower and the Art Institute. All major train lines lead to the Loop.

**176 N. Wells St. Chicago, IL 60606 - Piggyback BBQ**

Size	1,785 SF (Approx.)
Rental Rate	\$5,750 per Month (Gross)
Price	\$130,000 (Business & Assets) <i>Price Reduced!</i>

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jerrod Rosen

312.575.0480 ext. 21

jerrod@kudangroup.com



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

## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	42,067	165,356	396,164
2015 Female Population	42,283	173,754	401,841
2015 Total Population	84,350	339,110	798,005
2015 Total Daytime Pop.	631,623	1,012,784	1,427,102
<b>Housing</b>			
2015 Total Housing Units	29,094	155,698	369,250
<b>Income</b>			
2015 Median Household Income	\$85,677	\$70,933	\$58,667
2015 Per Capita Income	\$75,544	\$56,980	\$43,103
2015 Average Household Income	\$119,386	\$105,734	\$91,426

## Nearby Businesses

Asada Mexican Grill	Randolph Tavern
Crepe Bistro	Naansense
Off the Tracks Grill	Asada Mexican Grill
Pierogi Heaven	Monk's Pub

## Highlights

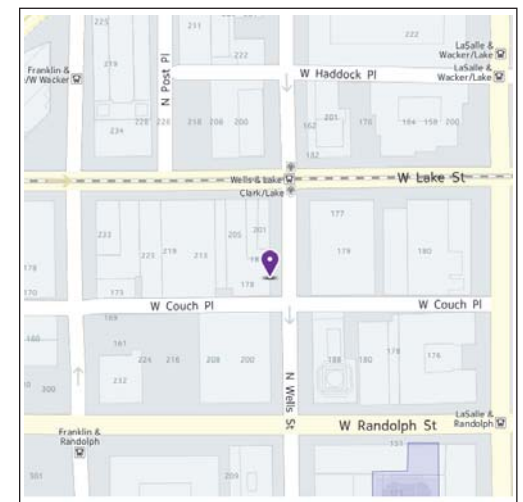
Newly built-out 2nd generation restaurant in the Loop with sidewalk patio available. Casual/quick-serve decor makes it easy for any type of re-concept. Site includes an open dining area and a good size kitchen. Extremely high pedestrian traffic and located 1 block away from Chicago's largest L stop.

*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. 361 4-2-15

## Map

Clark & Lake



## LISTING INFO

Agent(s) Responsible	Jerrod Rosen
Transaction Type	Business and Asset Sale
Type of Property	Restaurant
Real Estate included in price?	No
Property Data	
Property Name	Piggyback BBQ
Address	176 N. Wells St.
City, Zip Code	Chicago, IL 60606
Area	Loop
County	Cook
Sale Price	\$130,000 (Business & Assets) <i>Price Reduced!</i>
Rental Rate	\$5,750/mt thru 5-1-17. 6,000/mt 6-1-17 to 5-31-18. \$6,250/mt 6-1-18 to 5-31-19. \$6,500/mt 6-1-19 to 5-31-20. \$6,750/mt 6-1-20 to 5-31-21. \$7,000 6-1-21 to 5-31-22.
Lease Type	Gross
Lease Term	5 year term dated 5-12-12 with one-5yr option at market rent.
CAM & Insurance	Included in Gross Rent
Security Deposit	\$5,000
Taxes	Included in Gross Rent
# of Seats	35
Stories	1
Square Feet	1,785 Sq Ft
Parking	Street
Zoning	DC-16
Licenses	Retail Food
Electric (amps)	400 Amps
Type of Basement	None
Ward & Alderman	Ward 42 – Brendan Reilley 312.642.4242
Nearby Businesses	Asada Mexican Grill, Crepe Bistro, Off the Tracks Grill, Pierogi Heaven, Subway, Naansense, Randolph Tavern, Monk's Pub
Property Description	Newly built out 2 <sup>nd</sup> generation restaurant in the Loop with sidewalk patio available! Casual/Quick Serve décor makes it easy for any type of re-concept. Site includes an open dining area and a good size kitchen. Extremely high pedestrian traffic and located 1 block away from Chicago's largest L stop.
Cross Streets	Wells/Lake

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.