

West Loop - Chicago BAR/RESTAURANT WITH BRAND NEW BUILD OUT

820 W. Jackson Blvd. Chicago, IL



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.

820 W. Jackson Blvd. Chicago, IL - Tapworks

Size 4,741 SF (Ground Floor)

1,815 SF (Basement)

Price \$199,000 (Business Sale) **Price Reduced!**

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jerrod Rosen

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KUDANGROUP

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Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2015 Male Population | 22,581 | 193,116 | 443,716 |
| 2015 Female Population | 21,527 | 199,862 | 449,770 |
| 2015 Total Population | 44,108 | 392,978 | 893,486 |
| 2015 Total Daytime Pop. | 416,119 | 1,068,415 | 1,522,612 |
| Housing | | | |
| 2015 Total Housing Units | 13,447 | 177,219 | 400,829 |
| Income | | | |
| 2015 Median Household Income | \$82,998 | \$65,889 | \$55,275 |
| 2015 Per Capita Income | \$64,711 | \$50,620 | \$38,953 |
| 2015 Average Household Income | \$111,703 | \$99,407 | \$87,338 |

Note

Jak's Tap
Meli Cafe
Spectrum Bar & Grill
National Hellenic Museum

Highlights

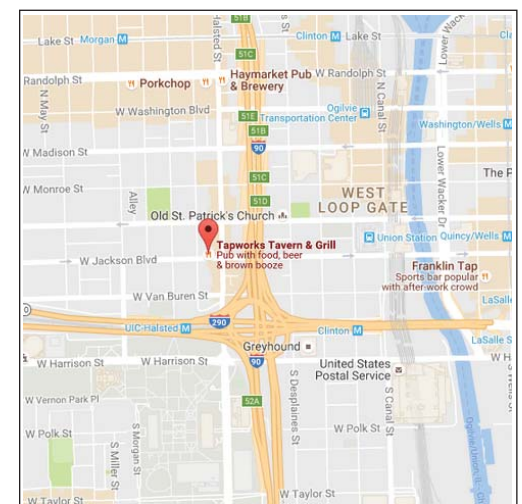
Bar and restaurant with brand new build-out available in the West Loop! Beautiful decor with new windows, reclaimed wood and brick interior, full kitchen, large basement for storage, office and extensive draft system.

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



LISTING INFO

| | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agent Responsible | Jerrod Rosen |
| Is this Confidential? | No. <i>Operating business. Do not disturb employees or management.</i> |
| Transaction Type | Business Sale |
| Type of Property | Restaurat/Bar |
| Property Data | |
| Property Name | Tapworks Tavern and Grill |
| Address | 820 W. Jackson Blvd. |
| City, Zip Code | Chicago, IL 60607 |
| Area | West Loop |
| County | Cook |
| Sale Price | \$199,000 (Business Sale) Price Reduced! |
| Rental Rate | \$7,902/mt fixed base rent until December 31, 2019. \$8,692/mt fixed base rent from January 1, 2020 until December 31, 2024. Option period rent \$9,561/mt until December 31, 2029. Second option \$10,692/mt through December 31, 2034 |
| Lease Type | NNN |
| Lease Term | 10yr term with two- 5yr option periods |
| Taxes/CAM | Tenants Proportionate Share, 3.053%. |
| Stories | 1 |
| Size | 4,741 Sq Ft Ground Floor 1,815 Sq Ft Basement |
| Parking | Street |
| Zoning | DX-5 |
| Licenses | Incidental Liquor, Retail Food |
| A/C & Heat | Central |
| Electric (amps) | 400 Amps |
| Type of Basement | Partial, Unfinished |
| Ward | Ward 27 |
| Alderman | Walter Burnett 312-432-1995 |
| Nearby Businesses | Jaks Tap, Meli Café, Spectrum Bar and Grill, National Hellenic Museum, Brooklyn Boulders, Greek Islands |
| Property Description | Bar and restaurant with brand new build out available in the West Loop! Beautiful decor with new windows, reclaimed wood and brick interior, full kitchen, large basement for storage, office and extensive draft system. |
| Location Description | The West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relativey short time, the |

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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots. |
| Cross Streets | Green/Jackson |
| Photo Slideshow | https://www.urbandaddy.com/ |