

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 \$295,000 (Business Sale)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jerrod Rosen

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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

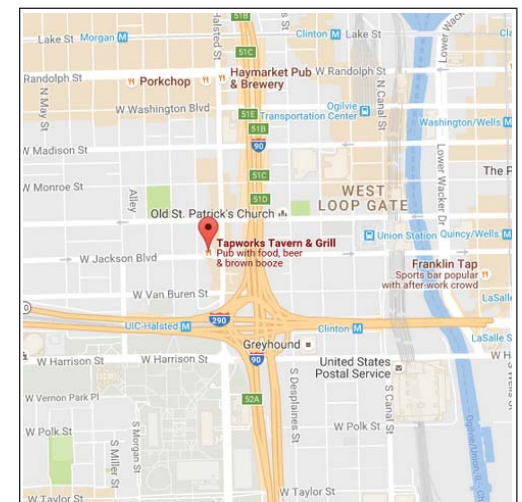
Bar and restaurant with brand new build-out available in the West Loop! Beautiful decor with new windows, reclaimed wood and brick interior, full kitchen, large basement for storage, office and extensive draft system.

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. 361 4-2-15

Map

The Loop



LISTING INFO

Agent Responsible	Jerrod Rosen
Is this Confidential?	YES. <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	\$295,000 (Business Sale)
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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	<p>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.</p>
Cross Streets	Green/Jackson