

# Wrigleyville - Chicago PROFITABLE BUSINESS WITH BELOW MARKET RENT

3555-57 N. Broadway Ave. Chicago, IL 60657



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

## Wrigleyville

Wrigleyville is the nickname to the neighborhood directly surrounding Wrigley Field. Officially known as Central Lakeview, Central Lakeview's borders run from Diversey Parkway and Irving Park Road, to Halsted Street and Racine Avenue. Many Wrigleyville bars and restaurants (particularly on North Clark Street) feature sports-oriented themes.

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Size	1,900 SF (Approx.) Interior
Rental Rate	\$3,400 per Month (Gross)
Licenses	Retail Food, Sidewalk Cafe
Price	\$125,000 (Business & Assets) <i>Price Reduced!</i>

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	40,538	185,081	471,152
2015 Female Population	40,958	187,478	471,040
2015 Total Population	81,496	372,559	942,192
2015 Total Households	48,683	193,012	431,348

## Income

2015 Median Household Income	\$62,888	\$65,906	\$59,858
2015 Per Capita Income	\$56,630	\$52,542	\$42,847
2015 Average Household Income	\$94,091	\$99,078	\$91,095

## Notes

*This is a confidential listing. Operating business.  
Do not disturb employees or management.*

## Highlights

**Below Market Rental Rate!** Newly built-out restaurant with outdoor sidewalk seating. Ideal space for delivery, carry-out and casual dining.

- Located just 3 blocks of Wrigley Field
- Profitable business
- Rent under 5% of Gross Sales!
- Double storefront
- Black Iron
- Casual comfortable dining area seats 60+.
- Floor to ceiling windows allow for great visibility with excellent opportunity for branding.

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. J525 2-12-14

## Map

Cross Street of Addison & Broadway

