

Wicker Park - Chicago

POPULAR, LONG-STANDING COFFEE SHOP/RESTAURANT FOR SALE



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

Confidential Code#J544



Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2015 Male Population | 28,651 | 255,575 | 569,413 |
| 2015 Female Population | 27,273 | 264,723 | 572,758 |
| 2015 Total Population | 55,924 | 520,298 | 1,142,171 |
| 2015 Daytime Population | 50,674 | 1,015,821 | 1,706,253 |
| Income | | | |
| 2015 Median Household Income | \$75,103 | \$66,014 | \$55,293 |
| 2015 Per Capita Income | \$51,009 | \$48,908 | \$37,585 |
| 2015 Average Household Income | \$106,907 | \$100,016 | \$86,215 |

Note

This is a confidential listing. For more information, please follow the instructions in the attached Non-Disclosure Agreement (NDA).

Highlights

Popular, long-standing coffee shop & restaurant available on a busy street. Beautiful build-out with all Furniture, Fixtures and Equipment included in the sale.

Operating business. Do not disturb employees or management.

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

Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

Confidential Code #J544

| | |
|-------------|---------------------------------|
| Size | 2,750 SF + 1,500 SF Basement |
| Licenses | Retail Food |
| Rental Rate | \$7,978.72/Mo. (Modified Gross) |
| Price | \$150,000 (Business Sale) |

For additional information or to schedule a showing contact:

Jerrod Rosen

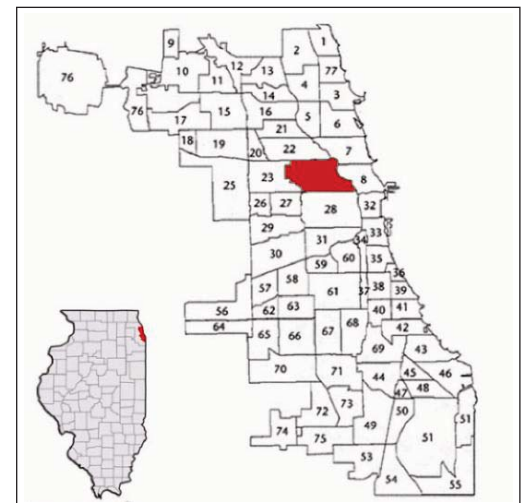
312.575.0480 Ext. 21

jerrod@kudangroup.com

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. 1044 09.01.2015

Map

Wicker Park



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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

| | |
|--------------------------------|--|
| Property Description: | Popular, Long Standing Coffee Shop/Restaurant in Wicker Park |
| Asking Price: | \$150,000 (Business) |
| Where did you see the listing? | |
| Code # if Applicable | J544 |
| Your contact info: | |
| 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 leasing 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 or Kudan, 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 or Kudan 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: |
| Please Fax to Kudan Group, Inc. 312.244.3187 | |