

Uptown - Chicago

RARELY AVAILABLE, ICONIC LATE HOUR CORNER BAR WITH EXCEPTIONAL LEASE



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4659 N. Clark St. - Carol's Pub



Uptown

Uptown is a Chicago North Side neighborhood. Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000.

4659 N. Clark St. Chicago, IL - Carol's Pub

| | |
|------------|--------------------------------|
| Size | 3,000 SF |
| Lease | \$4,200 per Month (\$16.80/SF) |
| Lease Type | Modified Gross |
| Price | \$249,000 (Business) |

For additional information or to schedule a showing contact:

Adam Salamon

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Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|----------|----------|----------|
| Population | | | |
| 2015 Male Population | 39,876 | 238,719 | 472,868 |
| 2015 Female Population | 37,707 | 233,893 | 475,745 |
| 2015 Total Population | 77,583 | 472,612 | 948,613 |
| 2015 Total Households | 38,987 | 217,731 | 410,211 |
| Housing | | | |
| 2015 Total Housing Units | 44,264 | 240,107 | 452,862 |
| Income | | | |
| 2015 Median Household Income | \$52,831 | \$56,609 | \$56,860 |
| 2015 Per Capita Income | \$40,847 | \$40,452 | \$38,086 |
| 2015 Average Household Income | \$78,034 | \$85,655 | \$86,070 |

Nearby Businesses

Brix Catering
Clark El Ranchito
Exotic Creations
Thai on Clark

Highlights

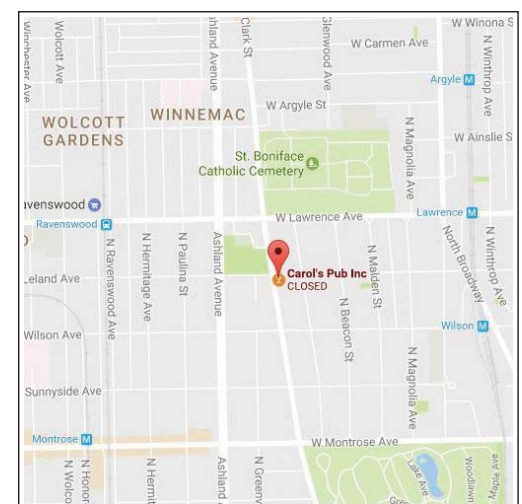
4am Late Night License makes this a rare opportunity in Chicago. *Tavern, Retail Food and PPA licenses are also included in the sale. Fully built-out with all FF&E included. There is a Black Iron system, a walk-in cooler and a stage ready to go.

*Licensing subject to approval.

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. 1017 10-30-2012

Map

Leland Ave. & Clark St.



LISTING INFO

| | |
|------------------------------|--|
| Agent(s) Responsible | Adam Salamon |
| Transaction Type | Business Sale |
| Type of Property | Bar/Restaurant |
| Property Data | |
| Business Name | Carol's Pub |
| Address | 4659 N. Clark St. |
| City, Zip Code | Chicago, 60640 |
| Area | Uptown |
| County | Cook |
| Sale Price | \$249,000.00 (Business) |
| Rental Rate | \$4,200/Month (\$16.80/SF) |
| Lease Type | Modified Gross |
| Lease Term | Five years |
| Lease Options | One five-year option |
| Yearly Adjustment | 3% annually |
| Security Deposit | TBD |
| Building Type and Year Built | Brick |
| # of Seats | 85 |
| Stories | One |
| Size | Approx. 3,000 SF |
| Parking | Street |
| Licenses | Retail Food, Tavern, Late Night, and PPA |
| A/C & Heat | Central HVAC |
| Electric (amps) | 200 Amp |
| Ceiling Heights | 10' |
| Ward | 46 th Ward |
| Alderman | James Cappleman 773-878-4646 |
| Nearby Businesses | Brix Catering & Restaurant, Clark El Ranchito, Exotic Creations, Thai On Clark, Byline Bank, Tiny Giants Learning Center, Crazy Crab #1 |
| Business Description | Rarely available iconic late hour corner bar with exceptional lease terms. *4 AM Late Night PPA, Tavern, and Retail Food licenses are included in the sale. Fully built-out with all FF&E included. There is a black iron system, a walk-in cooler, and a stage ready to go. |
| Cross Streets | Leland Ave. & Clark St. |
| Business Data | |
| Year Established | 1973 - 43 Years of Operation. No longer operating. |
| Approx. Gross Annual Sales | \$130,000 |
| No. of Employees | 3-5 |
| Hours of Operation | 11am-4am Mon.-Sun. |
| Reason for selling | Retirement |
| FF&E included in price? | Yes |

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