

# West Town - Chicago LONGSTANDING COFFEE SHOP FOR SALE



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

Confidential Code #J552



## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,688	212,505	472,712
2015 Female Population	25,042	220,847	477,817
2015 Total Population	51,730	433,352	950,529
2015 Total Households	27,982	215,192	412,024

## Income

2015 Median Household Income	\$85,847	\$69,037	\$56,427
2015 Per Capita Income	\$65,058	\$53,538	\$39,634
2015 Average Household Income	\$116,978	\$103,690	\$88,274

## Note

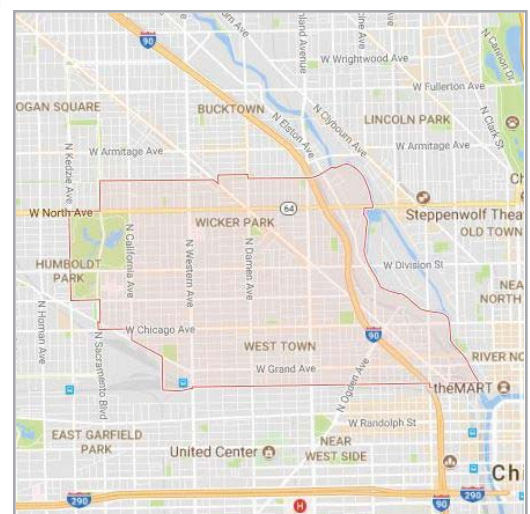
*Confidential Listing. Please see the enclosed Non-Disclosure Agreement (NDA) to receive more information.*

## Description

Rare opportunity to own one of the longest running independent coffee houses in the city of Chicago. Located in Chicago's West Town neighborhood. Tall ceilings, modern finishes and a vintage building give this space a charming atmosphere. Truly a local favorite with a loyal customer base.

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. 10-12-2011- 464

## Map



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

### West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. 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. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

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Size	1,866 SF (Coffee Shop)
	3,321 SF (Lot)
Rental Rate	\$23/SF NNN
Price	\$125,000 (Business & Assets)

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description(s)	Longstanding Coffee Shop for Sale in West Town
Asking Price:	\$125,000 (Business & Assets)
In which publication/web site did you see the listing?	
Code #	J552
<b>Your contact info:</b>	
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:
<b>Please Fax to Kudan Group, Inc. 312.575.0497</b>	