

# Wicker Park - Chicago

## BAR/RESTAURANT/LOUNGE ON HARD CORNER OF DIVISION AND PAULINA

1700 W. Division St. Chicago, IL 60622



### 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.

### Buck's - 1700 W. Division St. Chicago, IL

Size	+/- 2,100 SF
Rental Rate	\$9,936.73 per Month
Rental Type	Net
Price	\$295,000 (Licenses & Assets for Sale)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757
Income			
2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

### Nearby Businesses

Evil Olive	Bangers & Lace
Scone City	Smoke Daddy BBQ
Wicker Park Athletic Club	Starbucks
Anthem	Milk & Honey

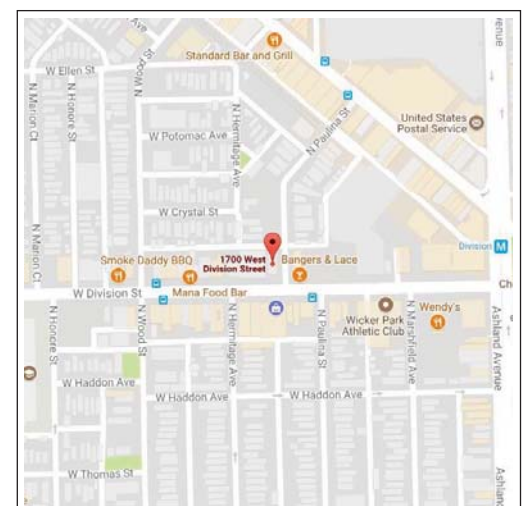
### Description

Located in the heart of Wicker Park on the hard corner of Division & Paulina with large outdoor sidewalk dining area.

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

Division & Paulina



**DATA SHEET – 1700 WEST DIVISION ST.**

Listing Agent/s	Jarrett Fradin
Transaction Type	-Licenses, Lease Assignment and Asset Sale-
Listing Status	Not Confidential
Property Type	Bar/Restaurant/Lounge
Property Name	Buck's
Address	1700 West Division St.
City, Zip	Chicago, IL 60622
Area	WICKER PARK
County	Cook
<b>BUSINESS INFORMATION</b>	
Asking Price	\$ 295,000.00 (Licenses & Asset Sale with Lease Assignment)
Rental Rate	\$9,936.73/Monthly
Lease Type	Net
Taxes	\$2,250.00 Monthly
CAM	\$350.00 Monthly
Yearly Adjustments	Base Term at 2% Option at Fair Market Value
Duration	Base Term Expires 2-28-2022
Options	One (1) Five Year Option Through 2-28-27
Security Deposit	\$22 ,500.00
Size (Interior)	2,100 SF(Approx)
Occupancy	99
Outdoor Occ	74
Electric (amps)	Three Phase
Stories	Ground Floor of Mixed Use Building
Building Type	Commercial
Parking	1 Dedicated Spot and Street
Zoning	B3-2
Licenses	Incidental Liquor, Retail Food.
Ward & Alderman	Proco Joe Moreno (312) 643-2299
Nearby Businesses	Evil Olive, Scone City, Wicker Park Athletic Club, Anthem, Bangers and Lace, Smoke Daddy BBQ
Cross Streets	Division and Paulina
Property Description	Located in the Heart of Wicker Park on the Hard corner of Division and Paulina with large outdoor sidewalk dining area.
Is the business currently operating?	No
Operating Hours	N/A
Showings	Agent
Years of Operation	3- Carriage House 2 Years as Buck's
Annual Gross Sales	Contact Agent (Proof of Funding Required)