

River North - Chicago NEWLY RENOVATED TWO-STORY BAR/RESTAURANT FOR LEASE

749 N. Clark St.



River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

749 N. Clark St.

Size	2,250 SF (1st Fl.) 2,250 SF (2nd Fl.) 2,250 SF (Basement)
Rental Rate	\$30/SF (Net) based on 4,500 SF
Licenses	Incidental Liquor & Retail Food
Basement	Full/Finished Kitchen

For additional information or to schedule a showing:

◀ Smart Phone (QR Code)

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	46,860	165,560	381,068
2013 Female Population	52,694	176,261	393,458
2013 Total Population	99,554	341,821	774,526
2013 Total Households	61,785	182,952	359,463

Income

2013 Median Household Income	\$75,997	\$73,031	\$59,722
2013 Per Capita Income	\$62,972	\$52,810	\$38,674
2013 Average Household Income	\$98,521	\$94,226	\$80,879

Nearby Businesses

Zed 451	Mercadito Counter
25 Degrees Restaurant	Peninsula Hotel
Celtic Crossings	Park Hyatt Hotel
Hotel Felix	Cafe Iberico

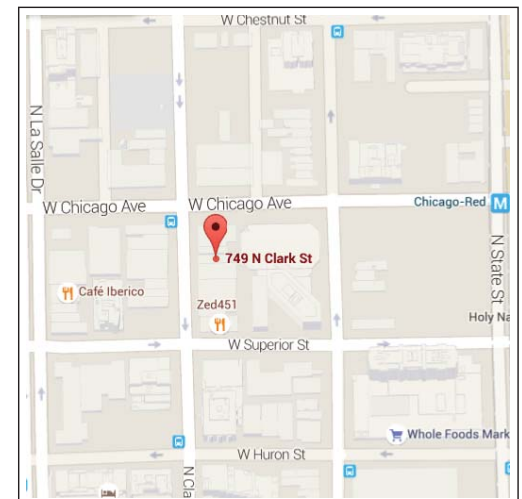
Highlights

Newly renovated, two-story bar/restaurant for lease in River North. Large bar on 1st floor with seating for 12 and plenty of room for dining. Second floor is ideal for a lounge concept, party room and/or additional dining (equipped with a small bar). Kitchen is equipped with a dumb waiter going from basement to the second floor. Full basement equipped with 2nd hood and additional prep area, ideal for catering. Rare opportunity located just a block from the Felix and Godfrey hotels, as well as two new-construction residential projects.

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. 1030 12-10-2013

Map

River North



LISTING INFO

AgentResponsible	Scott Reinish
Transaction Type	Restaurant for Lease
Property Data	
Address	749 N. Clark St.
City, Zip Code	Chicago, IL 60654
Area	River North
County	Cook
Rental Rate	\$30 PSF based on 4,500 SF
Lease Type	Net
Lease Term	To be negotiated
Taxes	2014 - \$40,800
Building Type	2 story brick
Square Feet	1 st Flr. - 2,250 SF 2 nd Flr. - 2,250 SF Basement- 2,250 SF
Lot Size	25x125
Parking	Street/Valet
Zoning	DX-7
Licenses	To be applied for
A/C & Heat	Central- 1 unit per floor
Electric (amps)	600amps
Type of Roof & Age	Flat- 3 years old
Type of Basement	Full/finished kitchen
Nearby Businesses	Zed 451, 25 Degrees Restaurant, Celtic Crossings, Hotel Felix, Mercadito Counter, Peninsula Hotel, Park Hyatt Hotel, The Godfrey Hotel
Property Description	Newly renovated, two-story bar/restaurant for lease in River North! Large bar on 1 st floor with seating for 12 and plenty of room for dining. 2 nd floor is ideal for lounge concept, party room and/or additional dining (equipped with a small bar). Kitchen equipped with dumb waiter going from basement to 2 nd floor. Full basement equipped with 2 nd hood and additional prep area, ideal for catering. Rare opportunity in River North located just a block from the Felix and Godfrey hotels, as well as two new-construction residential projects.
Cross Streets	Clark/Chicago

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