

# South Loop - Chicago STRAIGHT LEASE OPPORTUNITY IN THE HEART OF THE SOUTH LOOP

825 S. State St. Chicago, IL 60605



## South Loop

The South Loop is home to a thriving community of young professionals, students of nearby colleges, and Chicago's very own former Mayor Richard M. Daley. The neighborhood features notable historical landmarks that include the 1836 Clarke House, one of Chicago's oldest residences; a diverse dining scene; blues clubs and other nightlife options; and the convenience of the Museum Campus and Loop a short stroll away.

**825 S. State St. Chicago, IL - Formerly Jimmy Green's**

Size (Approx.) 3,621 SF (Interior) 800 SF (Exterior)

Rental Rate \$10,561.25 per Month (Net)

Base Rental Rate \$35/SF (Net)

For additional information, please contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



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

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	21,656	151,788	360,652
2015 Female Population	22,393	158,353	370,2
2015 Total Population	40,467	272,340	605,623
2015 Total Households	22,968	157,491	326,124

## Income

	1-mi.	3-mi.	5-mi.
2015 Median Household Income	\$78,457	\$65,637	\$56,125
2015 Per Capita Income	\$66,416	\$52,848	\$41,445
2015 Average Household Income	\$113,435	\$99,541	\$88,789

## Nearby Businesses

Lou Malnati's  
Taco Madre  
X Sport Fitness  
7-Eleven

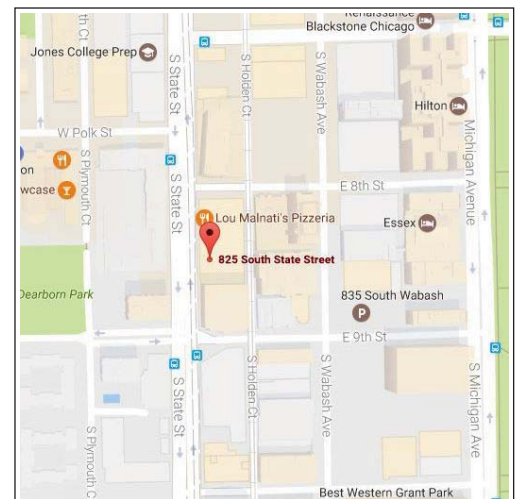
## Description

Fully-fixture (pristine condition) restaurant/bar for straight lease in the heart of the South Loop. All kitchen, bar and audio visual equipment fixed to premises. Over 20 Large HDTV's and 3 large accordian style windows allowing for an open setting, 18+ Ft ceiling height and 24 handle tap system. Close to colleges, (Columbia, Roosevelt, and Robert Moses Universities) and walking distance to Soldier Field, The Shed Aquarium and The Field Museum.

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. 646 2/10/14

## Map

State & Polk



**DATA SHEET – 825 SOUTH STATE STREET**

Listing Agent/s	Jarrett Fradin
Transaction Type	-Lease with Fixed Assets-
Property Type	Restaurant and Bar
Property Name	Previously "Jimmy Greens"
Address	825 S. State St
City, Zip	Chicago, IL 60605
Area	South Loop
County	Cook
<b>BUSINESS INFORMATION</b>	
Base Rental Rate	\$35 PSF
Rental Rate	\$10,561.25/Month
Lease Type	Net
Taxes	\$8.33 PSF (\$2,513.58 Monthly)
CAM	\$5.27 PSF (\$1,590.22 Monthly)
Yearly Adjustments	3% Annual
Term	TBD
Options	TBD
Security Deposit	Two Months at Lease Execution
Size (Interior)	3,621 S.F. (Approx)
Size (Outdoor)	800 S.F (Approx)
Basement	No
Occupancy	Interior 98, Outdoor Patio 28
HVAC Age	2 Years.
Floors	First Floor Retail W/Approx 500 SF on Upper Level (Office, Storage) Included in Base Rent.
Electric (amps)	Three Phase
Stories	Commercial/Residential 9 Story Building
Building Type	Mixed Use
Parking	Street/ Opportunity to Validate on Site Parking Garage
Zoning	DX-12 (Commercial Retail)
Licenses	Previous Licenses Held by Corp( Tavern, PPA, Retail Food, and Sidewalk Café) <b>NEW LICENSES TO BE ACQUIRED</b>
Ward & Alderman	4 <sup>th</sup> Ward- Sophia King (773)536-8103
Nearby Businesses	Lou Malnati's, Taco Madre, X Sport Fitness, 7-11
Cross Streets	State and Polk.
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Business Operating	NO
Showings	Agent Must Accompany Showings
Years of Operation	10+ Years Previous Tenant

**ADDITIONAL PHOTOS**



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