

West Loop - Chicago STYLISH FAST CASUAL COUNTER SERVICE RESTAURANT ON A CORNER

1258 W. Jackson Blvd. Chicago, IL



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



West Loop
Often called just "the West Loop," West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots that have delighted regulars for decades.

1258 W. Jackson Blvd. Chicago, IL 60607

Size (Approx.)	1,100 SF
Rental Rate	\$3,700 per Month (NNN)
Price	\$74,900 (Business)

For additional information or to schedule a showing contact:
 Georg Simos Jarrett Fradin
 312.575.0480 Ext. 21 312.575.0480 ext. 15
 Georg@kudangroup.com 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	29,514	168,918	396,663
2015 Female Population	28,929	175,773	403,763
2015 Total Population	58,443	344,691	800,426
2015 Total Daytime Pop.	549,996	1,013,399	1,445,328
Housing			
2015 Total Housing Units	17,240	157,268	366,370
Income			
2015 Median Household Income	\$85,286	\$68,253	\$57,334
2015 Per Capita Income	\$72,806	\$54,132	\$41,723
2015 Average Household Income	\$116,517	\$102,530	\$89,900

Nearby Businesses

Whitney Young Magnet High School
 Wise Owl Drinkery and Cookhouse
 Chicago Police Training Division
 US Social Security Administration

Description

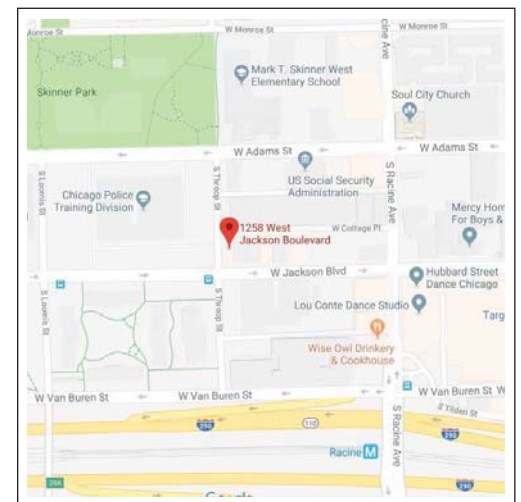
Stylish fast casual counter service restaurant in the West Loop. Recently remodeled with ample outdoor seating. All FF&E and inventory included. Potential to grow the business with expanded hours and delivery options.

Operating business. Do not disturb employees or management.

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. 3/61 4-2-15

Map

Jackson and Throop



LISTING INFO

Agents	Georg Simos & Jarrett Fradin
Transaction Type	Business Only for Sale
Type of Property	Counter Service Restaurant
Property Data	
Business Name	Tikka Walla
Address	1258 W. Jackson
City, Zip Code	Chicago, IL 60607
Area	West Loop
County	Cook
Sale Price	\$74,900 (Business)
Rental Rate	\$3,700 per Month
Lease Type	NNN
Lease Term	5 Years w/ 5 Year Option
CAM, Insurance & Taxes	\$550
Security Deposit	Two Months
Building Type and Year Built	Mixed Use
# of Seats	See Agent
Stories	Four
Size	1,100 SF
Parking	Street
Licenses	Retail Food, Sidewalk Cafe
A/C & Heat	Forced Air
Type of Basement	Large & Unfinished
Nearby Businesses	Whitney Young Magnet High School Wise Owl Drinkery and Cookhouse Chicago Police Training Division US Social Security Administration
Business Description	Stylish fast-casual Indian counter service restaurant in the hot West Loop available. Recently remodeled with ample outdoor seating.
Cross Streets	Jackson & Throop
Business Data	
Is the business currently operating?	Yes. Operating business. Do not disturb employees or management.
Business Name	Tikka Walla
Business Description	Fast Casual Indian
Year Established	2018
Years of Operation	1
No. of Employees	5
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes
Growth/Expansion possibilities	New menu to capitalize on the Police Training Academy and Whitney Young High School. Expanded hours and delivery options.