

Wrigleyville - Chicago RESTAURANT/BAR WITH GREAT VISIBILITY IN HIGH TRAFFIC AREA

Confidential #G113



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

Wrigleyville

Wrigleyville is the nickname to the neighborhood directly surrounding Wrigley Field. The official borders are Halsted St. on the east, Ashland Ave. on the west, Roscoe St. on the south and Byron St. on the north. Wrigleyville is a tourist hub that swells with activity during Chicago Cubs home games. It is densely packed with sports themed bars, restaurants and nightlife.

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Size	2,760 SF 1st Floor
	1,628 SF Basement
Rental Rate	\$11,964/Mo. NNN
Asking Price	\$649,000 (Business)

For additional information or to schedule a showing contact:

Juan Carlos Gomez
312.575.0480 Ext. 19
juanCarlos@kudangroup.com

Georg Simos
312.575.0480 ext. 21
georg@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	44,051	220,046	509,447
2015 Female Population	42,056	218,347	511,907
2015 Total Population	86,107	438,393	1,021,354
2015 Total Households	46,599	213,589	454,504

Income

	1-mi.	3-mi.	5-mi.
2015 Median Household Income	\$70,626	\$62,151	\$58,344
2015 Per Capita Income	\$55,770	\$46,638	\$40,420
2015 Average Household Income	\$102,040	\$93,714	\$88,720

Note

This is a confidential listing. All interested parties must sign an NDA. All showings must be accompanied by listing agent during off operating hours.

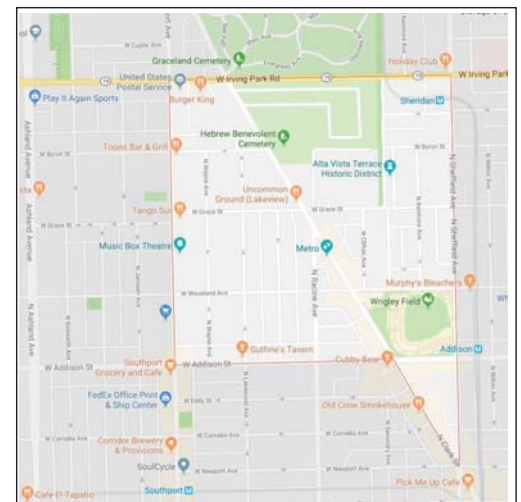
Property Description

Restaurant/bar with residential unit upstairs. Great visibility in popular high traffic area of Wrigleyville. Includes large dining room, 2 bars and a raised platform stage for live music. Licenses include Incidental Liquor, PPA, and Retail Food. Residential unit generates additional income.

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. J525 2-12-14

Map Wrigleyville



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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description(s)	Restaurant/Bar with Great Visibility in Wrigleyville
Asking Price:	\$649,000 (Business)
In which publication/web site did you see the listing?	
Code #	G113
Your contact info:	
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:
Please Fax to Kudan Group, Inc. 312.575.0497	