

Wicker Park - Chicago

FULLY BUILT OUT TURN-KEY RESTAURANT/BAR

NEAR MILWAUKEE/DAMEN/NORTH

Pint - 1547 N. Milwaukee Ave. Chicago, IL 60622



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

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

<i>Insomnia Cookies</i>	<i>LVL3</i>
<i>Links Taproom</i>	<i>Levi's Store</i>
<i>Urban Outfitters</i>	<i>Piece Brewery</i>
<i>John Fluevog Shoes</i>	<i>Paradise Park</i>

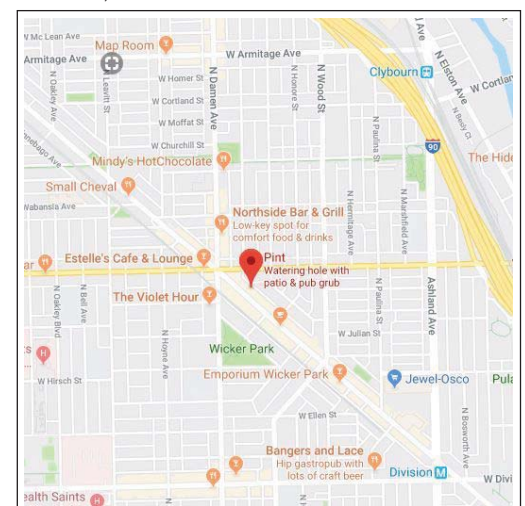
Description

Fully built-out turn-key restaurant in the heart of Wicker Park near Milwaukee/Damen/North intersection. Steps to public transportation and dozens of high profile shops and restaurants. Tons of daytime and evening foot traffic. Includes black iron and licenses. Ready to go for your retail/food business!

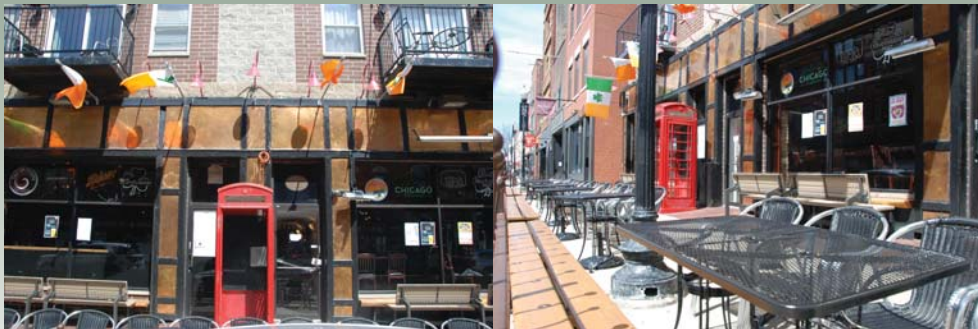
No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

Map

Milwaukee, North & Damen



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



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.

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Size +/- 4,000 SF

Zoning B3-2

Rental Rate See Agent

Business Sale Price \$219,000 (Business)

For additional information or to schedule a showing contact:

Brian Laskov

312.575.0480 ext. 14

brian@kudangroup.com

LISTING INFO

Agent(s) Responsible	Brian Laskov
Is this Confidential?	<i>Operating business. Do not disturb employees or management.</i>
Type of Property	Pub - Restaurant/Bar
Sale or Lease	Business Sale & New Lease
Real Estate included in price?	No
Property Data	
Property Name	Pint Pub + Kitchen
Address	1547 N Milwaukee Ave.
City, Zip Code	Chicago, IL 60622
Area	Wicker Park
County	Cook
Sale Price	\$219,000 (Business)
Rental Rate	Ask Agent
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	Negotiable
Building Type and Year Built	Mixed Use – Retail/Residential
# of Seats	See Agent
Stories	4
Size	4,000 SF plus mezzanine level
Parking	Street parking
Zoning	B3-2
Licenses	Incident Liquor and Retail Food
Ward	1
Alderman	Joe Moreno (773-278-0101)
Location Description	Heart of Wicker Park – One block from North Ave./Milwaukee/Damen intersection and Blue Line 'L' stop on busy commercial street with tons of daytime and evening foot traffic. Next to national chains to local retailers, from high end to vintage, popular restaurants, entertainment venues, and hotels.
Description	Best retail/restaurant location in Chicago's Wicker Park/Bucktown neighborhood. Fully built out restaurant/bar kitchen with black iron. Ready to go for your retail/food business. Steps to Blue Line Damen 'L' stop, "The Robey", a 90 room boutique hotel and surrounded by dozens of high profile retailers/restaurants including LEVI'S, ADIDAS, Burton, Urban Outfitters, Walgreens, and Big Star.
Cross Streets	Milwaukee Ave., North Ave. & Damen

LISTING INFO

Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Pint Pub + Kitchen is an Irish pub with an edge... It's a destination for Irish pub fans, a neighborhood bar + kitchen, and a home away from home serving locals and travelers alike. Featuring 20 taps, kitchen focused on Irish-Chicago fusion comfort food, and a hip yet unpretentious vibe.
Hours of Operation	Tuesday - Thursday: 2p - 2a Friday - Sunday: 12p - 2a
FF&E included in price?	Yes