

Southport Corridor- Chicago FULLY EQUIPPED RESTAURANT WITH BELOW MARKET RENT IN SOUTHPORT CORRIDOR



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

3747 N. Southport Ave. Chicago, IL 60613



Grassroots Grill - 3747 N. Southport Ave. Chicago, IL 60613

| | |
|-------------|--|
| Size | +/- 3,848 SF |
| Rental Rate | \$7,122 per Month Net / \$18.51 PSF |
| Price | \$199,000 (Business, Assets, Licenses) |

For additional information or to schedule a showing contact:

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Demographics

| | .25 miles | .5 miles | 1 mile |
|---------------------|-----------|-----------|-----------|
| Total Population | 5,477 | 19,192 | 77,893 |
| Median Age | 30 | 30.3 | 30.8 |
| Total Households | 2,386 | 8,668 | 37,730 |
| # of Persons per HH | 2.3 | 2.2 | 2.1 |
| Average HH Income | \$139,465 | \$125,749 | \$108,539 |
| Average Home Value | \$671,342 | \$662,389 | \$584,079 |

*Provided by 2010 US Census

Nearby Businesses

| | |
|--------------------------|-----------------------|
| <i>Mercury Theater</i> | <i>Candyality</i> |
| <i>Venus Theater</i> | <i>Pasta Al Gusto</i> |
| <i>Music Box Theater</i> | <i>Bodega Sur</i> |
| <i>Tango Sur</i> | <i>Click Footwear</i> |

Description

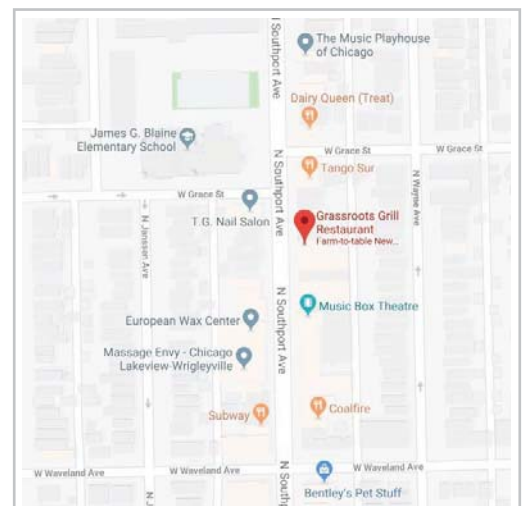
Fully equipped neighborhood restaurant with below market rent. Includes Incidental Liquor, Outdoor Patio and Retail Food licenses. Located in the heart of Chicago's highly recognized Southport Corridor, surrounded by theaters. Space can be modified to accommodate a variety of concepts.

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. 621 1-11-2012

Map

Southport Ave. & Grace St.



LISTING INFO

| | |
|--------------------------------|---|
| Agent | Jarrett Fradin |
| Transaction Type | Business/Licenses/Assets with Lease Assignment |
| Type of Property | One-Story Restaurant |
| Real Estate included in price? | No. |
| Property Data | |
| Property Name | Grassroots Grill |
| Address | 3747 N. Southport Ave. |
| City, Zip Code | Chicago, IL 60613 |
| Area | Southport Corridor |
| County | Cook |
| Sale Price | \$199,000 |
| Rental Rate | Base Rent \$7,122 Per Month Net (\$18.51 PSF) Additional Rent \$1,744 Per Month Total Monthly Rent \$8,866 per Month |
| Lease Type | Net |
| Lease Term | The lease currently has 7 years remaining including options. |
| Yearly Adjustment | The base rental rate increases two percent annually for the remaining term and all options if exercised. |
| Security Deposit | \$6,200 (The security deposit is excluded from the sale of the entity) |
| Taxes | \$1,745 per Month (\$5.44 per SF) |
| Occupancy | 92 Indoors + 42 on Sidewalk Cafe |
| Stories | 1 |
| Square Feet | +/- 3,848 SF |
| Parking | Street Parking |
| Zoning | B3-2 |
| Licenses | Incidental Liquor, Retail Food and Sidewalk Cafe |
| Type of Basement | None |
| Ward | 47th Ward |
| Alderman | Matt Martin |
| Nearby Businesses | Mercury Theater, Venus Theater, Music Box Theater, Tango Sur, Candyality, Pasta Al Gusto, Bodega Sur, Click Footwear |
| Property Description | Below Market Rent! One-story, fully-equipped restaurant with expansive outdoor sidewalk cafe. Includes Incidental Liquor, Retail Food & Outdoor Patio licenses. Space can be modified to accommodate variety of |

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LISTING INFO

| | |
|--------------------------------------|---|
| | concepts. |
| Cross Streets | Southport & Grace |
| Location Description | Located in the heart of Chicago's Southport Corridor, only a few blocks from Wrigley Field. Surrounded by theaters, restaurants and retail. |
| Business Data | |
| Is the business currently operating? | Yes. <i>Operating business. Do not disturb employees or management.</i> |
| Business Description | New American kitchen featuring farm-to-table fare & full bar in rustic digs with barn wood & art. Dog friendly outdoor patio. |
| Year Established | 2011 - Formerly Deleece for 20 Years |
| Hours of Operation | Monday/Wed/Thu - 5-10PM Tuesday Closed Friday 5-11PM Sat/Sun - 10AM-2:30PM, 5-11PM |
| FF&E included in price? | Yes |

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INTERIOR PHOTOS



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