

# Southport Corridor- Chicago FULLY EQUIPPED RESTAURANT IN SOUTHPORT CORRIDOR



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

3747 N. Southport Ave. Chicago, IL 60613



## 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

*Mercury Theater*  
*Venus Theater*  
*Music Box Theater*  
*Tango Sur*  
*Candyality*  
*Pasta Al Gusto*  
*Bodega Sur*  
*Click Footwear*

## Description

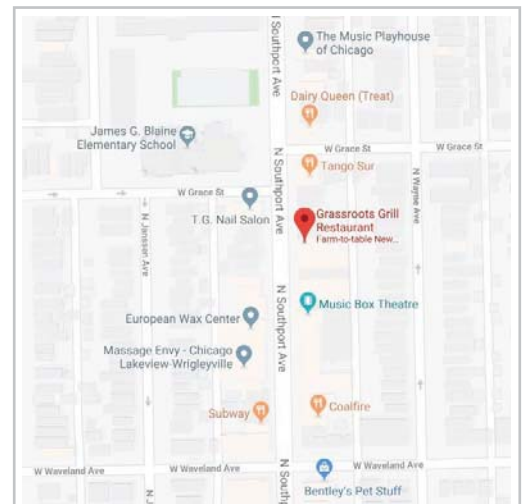
Rustic neighborhood eatery with a focus on farm-to-table fare. Located in the heart of Chicago's highly recognized Southport Corridor, surrounded by theaters. Long term below market lease. Includes expansive outdoor component. Space can be modified to accommodate variety of concepts.

**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.



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

Size	+/- 3,848 SF
Total Monthly Rent	\$8,666 per Month Gross
Price	\$199,000 (Business, Assets, Licenses)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

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## 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 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	One-story, fully-equipped restaurant with expansive outdoor sidewalk cafe. Space can be modified to accommodate variety of concepts.
Location Description	Located in the heart of Chicago's Southport

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### **LISTING INFO**

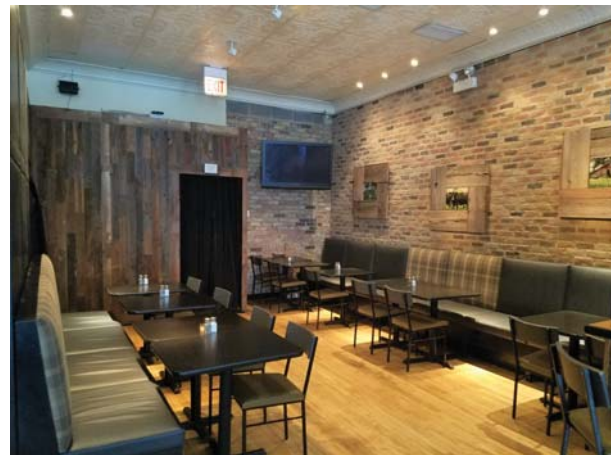
	Corridor, only a few blocks from Wrigley Field. Surrounded by theaters, restaurants and retail.
Cross Streets	Southport & Grace
Business Data	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Description	New American kitchen 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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# Grassroots Restaurant

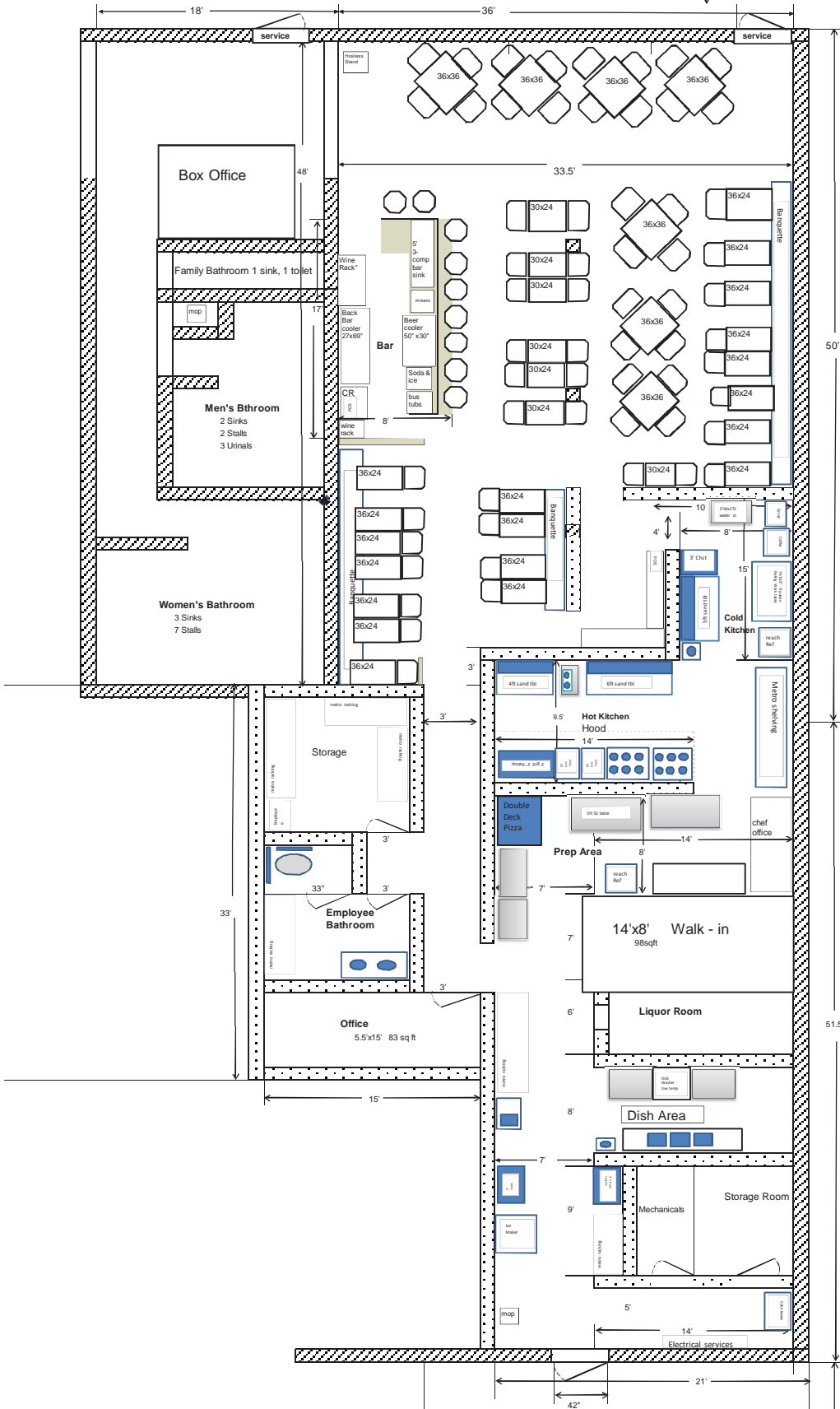
3747 N Southport Ave

85 seats, 10 stools

→ N

17.5 ft  
to street

5ft



FOH	2,052 sqft
BOH	1,796 sqft
<b>Total FOH + BOH</b>	<b>3,848 sqft</b>