

# River North - Chicago HIGHLY PROFITABLE, PREMIER RESTAURANT/ BAR OPPORTUNITY WITH REAL ESTATE

Confidential #G121



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

## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2012 Male Population	42,418	154,379	360,932
2012 Female Population	47,001	164,241	373,776
2012 Total Population	84,261	285,195	615,108
2012 Total Households	56,243	170,440	344,102
<b>Housing</b>			
2000 Total Housing Units	47,438	157,106	360,351
<b>Income</b>			
2012 Median Household Income	\$84,090	\$75,227	\$61,441
2012 Per Capita Income	\$79,387	\$61,560	\$44,819
2012 Average Household Income	\$121,861	\$109,620	\$92,840

## Confidentiality Note

This listing is Highly Confidential. Please see instructions in enclosed Non-Disclosure Agreement (NDA).

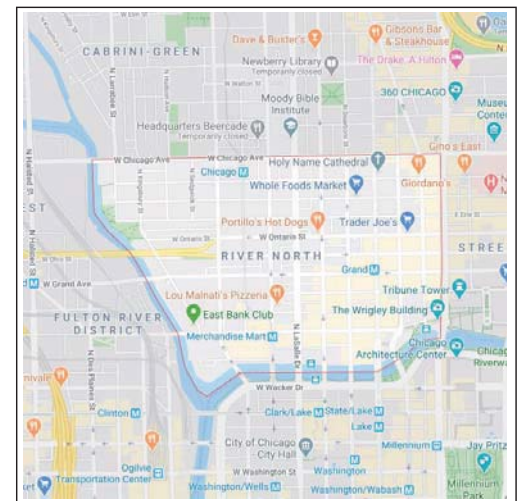
## Description

Premier restaurant/bar business opportunity with commercial condo real estate included. Highly profitable for years in an outstanding River North location. Great reviews and reputation. Beautifully built-out with modern decor. Private dining and events for up to 100 guests.

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. 1030 12-10-2013

## Map

### River North



## River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

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Size (Approx.)	2,950 SF
Licenses	Incidental Liquor, Retail Food
Rental Rate	\$1,395,000 (Business + Real Estate) <b>PRICE REDUCED!</b>

For additional information or to schedule a showing:

Georg Simos

312.575.0480 Ext. 21

Georg@kudangroup.com

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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description:	Premier, Highly Profitable River North Restaurant/Bar with Real Estate
Asking Price:	\$1,395,000 (Business + Commercial Condo Real Estate) <b>PRICE REDUCED!</b>
Where did you see the listing?	
Code # if Applicable	G121
<b>Your contact info:</b>	
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 leaseing 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)	<b>Date:</b>
Kudan Group, Inc. By:	<b>Date:</b>

**Please Fax to Kudan Group, Inc.**

**312-575-0497**