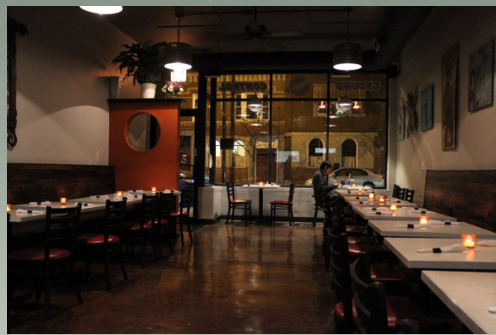


# Logan Square

Profitable restaurant and bar with below market occupancy cost.

3313 - 3315 W. Armitage Ave., Chicago, IL



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

## Demographics

Population	2 mile	5 mile
2010 Population	241,850	1,301,460
2020 Population	214,212	1,276,105
2025 Population Projection	206,639	1,257,818
Annual Growth 2010-2020	-1.10%	-0.20%
Annual Growth 2020-2025	-0.70%	-0.30%

## Households

2010 Households	87,283	533,806
2020 Households	75,090	526,664
2025 Household Projection	71,946	519,703

## Income

Avg. Household Income	\$89,505	\$102,214
Median Household Income	\$62,928	\$71,396

Source: Costar

## Nearby Businesses

Giant	Taco's Loteria
Scofflaw	Armitage Produce
Rosa's Lounge	Jet's Pizza
Moonlighter	
Best Intentions	

## Location: Logan Square

Take a stroll down stately Logan Blvd., lined with regal limestone homes and anchored by the soaring Illinois Centennial Monument. For a taste of Logan Square nightlife, take your pick from trend-setting cocktail bars, under-the-radar venues with local bands, and burgeoning breweries and distilleries. Among the neighborhood's unique eateries you'll find Michelin-rated spots, hip coffee houses and a Sunday Farmer's Market.

-choosechicago.com

## Property Description

Hip turnkey restaurant and bar with below market occupancy cost! Owner has recently established a new takeout and delivery section to maximize business, in addition to the separate dining room, bar and large sidewalk patio. One of my favorite restaurants in Chicago! This Logan Square cult favorite is one of the city's highly regarded vegetarian and vegan staples. This is an operating business. Do not disturb employees or management.

Size (Approx.):	1,600 SF	Purchase Price:	Negotiable
Occupancy:	\$25.50/SF Gross	Property Taxes:	Included
OpEx:	Included	Zone:	C1-1

For additional information or to schedule a showing, contact:

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	312-961-9705 (Cell)	—	—
	brian@kudangroup.com	—	—

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

## Map

On the corner of west Irving Park Road and north Ravenswood Avenue.

