

# Bucktown

High-grossing restaurant and bar in high-profile location for sale.



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



Etta, 1840 W. North Ave., Chicago, IL

## Demographics

Population	1-Mile	5-Mile
2022 Population	58,979	1,193,053
2027 Population	59,502	1,201,576
Annual Growth 2022-2027	0.89%	0.71%

## Households

2022 Households	27,017	506,197
Annual Growth 2022-2027	0.1%	1.0%

## Income

Avg. Household Income	\$131,766	\$83,930
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Source: Costar

## Nearby Businesses

Akira	Pasta Bowl
Lucia's	Pirogi Kitchen
Taquizo	Amaru
Pure Barre	Paradise Park
Chase	North Avenue Animal Hospital

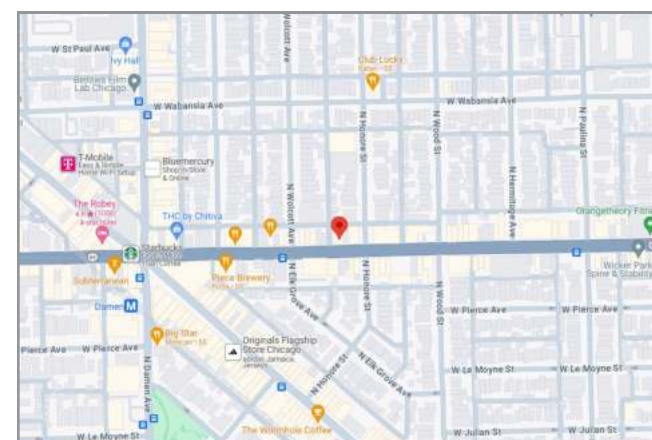
## Location: Bucktown

Bucktown is a hive of activity that draw shoppers hunting for unique finds, foodies looking for the trendiest eats, and bar hoppers searching for late-night buzz. A good way to see the area is on The 606, a repurposed rail line that gives you an elevated view of four distinctive Chicago neighborhoods: Wicker Park, Bucktown, Humboldt Park, and Logan Square. You'll find walkers, joggers, bikers, public parks, art installations, overlooks, and more all along the 2.7-mile stretch.

— choosechicago.com

## Map

On West North Ave., between North Elk Grove Ave. and North Honore St.



## Business Description

Etta, a popular chef-established neighborhood restaurant, is up for sale. Located on a high-traffic pedestrian dense street with great curb appeal, this court-supervised offering includes assets and intellectual property. Etta's culinary team crafts meticulously seasoned dishes around a wood-fired hearth. From crave-worthy pizzas to fresh salads, it promises a top-notch culinary experience.

\* Upon approval of buyer, lease terms will be assigned/negotiated subject to landlord approval. Terms of sale and bidding procedures will be provided upon execution of NDA and approval of prospective interest.

<b>Purchase Price:</b> Negotiable (Bus.)	<b>Property Taxes:</b> \$6.90/SF
<b>Lease Rate:</b> \$18.90/SF NNN Blended	<b>OpEx:</b> N/A
<b>Size (Approx.):</b> 7,744 SF (2 Story Bldg.), \$3,872 SF (Lot)	<b>Licenses:</b> Must Apply.

## For additional information or to schedule a showing, contact:

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