

# River North

Four Level Lounge/Restaurant Business with Rooftop just Blocks from Proposed Casino Available for Sale.



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



## Demographics

Population	1-Mile	5-Mile
2022 Population	120,985	869,793
2027 Population	120,712	842,005
Annual Growth 2022-2027	-0.23%	-3.19%

## Households

2022 Households	75,629	432,284
Annual Growth 2022-2027	-0.5%	3.1%

## Income

Avg. Household Income	\$119,187	\$95,304
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Source: Costar

## Nearby Businesses

Proposed Bally's Casino	Jet's Pizza
Griddle 24	BIÂN Chicago
Dunkin'	The Green Door Tavern
Starbucks	Club Lago
Ikigai Sushi & Izakaya	Mr. Beef

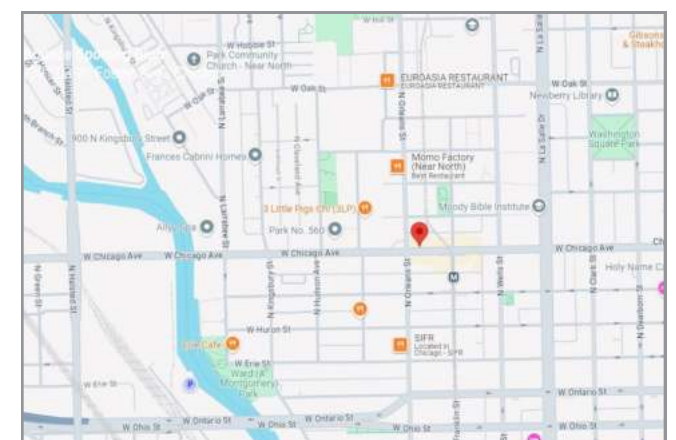
## Location: River North

River North is a lively neighborhood in the Near North Side. It boasts luxe shops and eateries, plus posh nightclubs and cocktail bars. Opened in 1930 in a former industrial area, the sprawling Merchandise Mart attracts throngs of shoppers to its home and office design showrooms. Surrounding the Mart, artist's studios in converted warehouses and lofts form a hub that sustains the area's foremost art galleries.

— Google.com

## Map

Near the intersection of North Orleans St. and West Chicago Ave.



## Property/Business Description

Two-story property with business located just blocks from of the proposed Bally's Casino and acclaimed filming location of The Bear, Mr. Beef. The sale includes a fully fixured and licensed former lounge, with a sprinkler system, exposed glass elevator and multiple ingress/egresses. The former lounge has 4 levels of occupancy, which consists of two bars, dining and a dance floor on the main floor; a commercial kitchen and private lounge on the second floor; and a unique rooftop bar with skyline views. The basement houses a coat check, restrooms, and ample storage for walk-in coolers and employee lockers.

<b>Purchase Price:</b> \$4,300,000 (R.E./Bus.)	<b>Zone:</b> C1-5
<b>Size (Approx.):</b> 12,500 SF (Bldg.) + Rooftop, 5,000 SF (Lot)	<b>Licenses:</b> Tavern, PPA, Retail Food and Outdoor Patio
<b>Property Taxes:</b> \$52,075 (2023)	

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

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