

# Printers Row

Café within high-rise development available for sale.



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



## Demographics

Population	1-Mile	5-Mile
2022 Population	72,151	811,154
2027 Population	72,067	784,154
Annual Growth 2022-2027	-0.12%	-3.33%

## Households

2022 Households	39,775	391,304
Annual Growth 2022-2027	-0.2%	-3.1%

## Income

Avg. Household Income	\$115,167	\$90,374
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Source: Costar

## Nearby Businesses

Proper Balance Healthcare	Wells pantry
Strohacker Design School	Blocks Centers
TWA Photographic Artists	Roosevelt Collection
Marine Corps Recruiting	
British International School of Chicago	

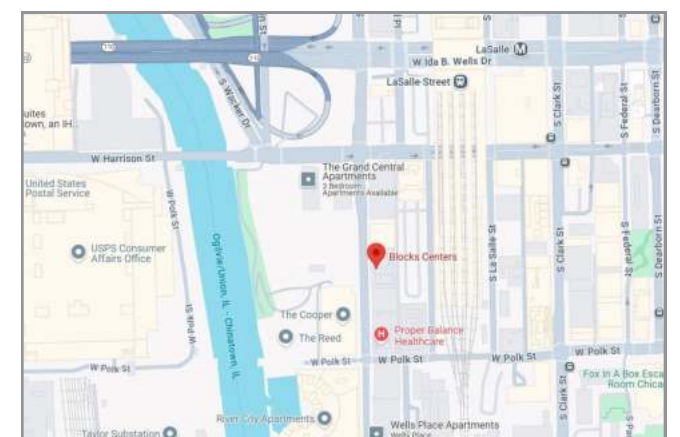
## Location: Printers Row

With roots dating back to the 1880s as the printing hub of America's Midwest, Printer's Row is an up-and-coming neighborhood in downtown Chicago. Its tree-lined streets are fittingly home to several bookshops, including popular Sandmeyer's Bookstore, and Dearborn Station, a former passenger train station with an iconic clock tower, restaurants, and shopping.

—Google.com

## Map

On South Wells St., between West Harrison St. and West Polk St.



## Business Description

Second generation café available servicing riverfront development and rapidly emerging neighborhood. This quaint space has ample frontage for it's small footprint allowing for optimal exposure. Take advantage of the demand as more development is slated and cater to both residents and businesses. Do not approach employees or management as this is an operating business. All showings must be scheduled during off-operating hours and accompanied by broker.

<b>Purchase Price:</b> \$49,000 (Bus.)	<b>Property Taxes:</b> \$5.36/SF
<b>Lease Rate:</b> \$51.31/SF NNN	<b>OpEx:</b> \$5.07/SF
<b>Size (Approx.):</b> 921 SF (Bus.) + Patio	<b>Lics./Permits:</b> Apply for Retail Food/Outdoor Patio

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

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