

# West Loop

Two level cafe for sale on prominently pronounced corner.



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



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## Demographics

Population	1-Mile	5-Mile
2022 Population	75,051	920,937
2027 Population	74,863	887,195
Annual Growth 2022-2027	-0.3%	-3.7%

## Households

2022 Households	42,994	441,504
Annual Growth 2022-2027	-0.5%	-3.4%

## Income

Avg. Household Income	\$136,217	\$91,582
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Source: Costar

## Nearby Businesses

Location: West Loop

A former meat-packing district, the West Loop has become one of the most dynamic dining destinations in the city. In particular, a stretch of Randolph Street known as Restaurant Row is where you'll find many of the neighborhood's most celebrated spots, from high-end tasting menus to hidden ramen joints to fourth-generation sandwich shops. Nearby Fulton Market has an industrial vibe that bursts with activity, thanks to trendy restaurants and bars that have taken over the old warehouse spaces. Between meals, you can explore the West Loops' art galleries, shops, and boutique hotels. In the summer, the market heads outdoors with live music and pop-up bars.

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## Map

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## Business Description

High profile corner café/coffee shop across the street from popular neighborhood park. Features include an upper level space suitable for separate catering business and spacious patio perfect for al fresco dining, with room for expansion. The space is ready for immediate operation, offering a seamless transition for a coveted second generation space within a limited inventory market. 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.

**Purchase Price:** \$99,000 (Bus.)

**Property Taxes:** \$10.96/SF Blended

**Lease Rate:** \$39.09/SF Blended

**OpEx:** \$8.04/SF

**Size (Approx.):** 1,100 SF (Bus.) Duo Level

**Lics./Permits:** Retail Food Lic.

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

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