

West Loop

Two level cafe for sale on prominently pronounced corner.



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



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 |
|-----------------------|-----------|----------|

Source: Costar

Nearby Businesses

| | |
|----------------------------|-------------------------|
| Green Street Local | Domino's Pizza |
| Bittersweet West Loop | Athena Greek Restaurant |
| Stelios Bottles and Bites | Monteverde |
| Greek Islands | El Che Steakhouse |
| Ciao! Cafe and Wine Lounge | Starbucks |

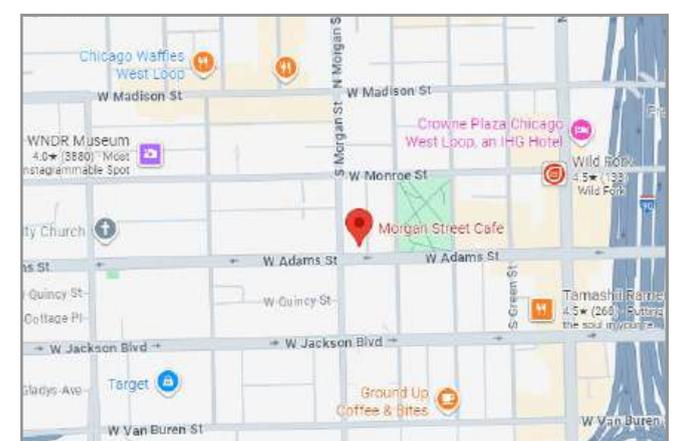
Location: West Loop

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 Loop's art galleries, shops, and boutique hotels. In the summer, the market heads outdoors with live music and pop-up bars.

choosechicago.com

Map

On West Adams St. Between South Morgan St. and South Sangamon St.



Business/Property Description

High profile corner café/coffee shop across the street from Bartelme 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.), Negotiable (R.E.)

Property Taxes: \$10.96/SF Blended

Lease Rate: \$39.09/SF Blended

OpEx: \$8.04/SF

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

For additional information or to schedule a showing, contact:

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