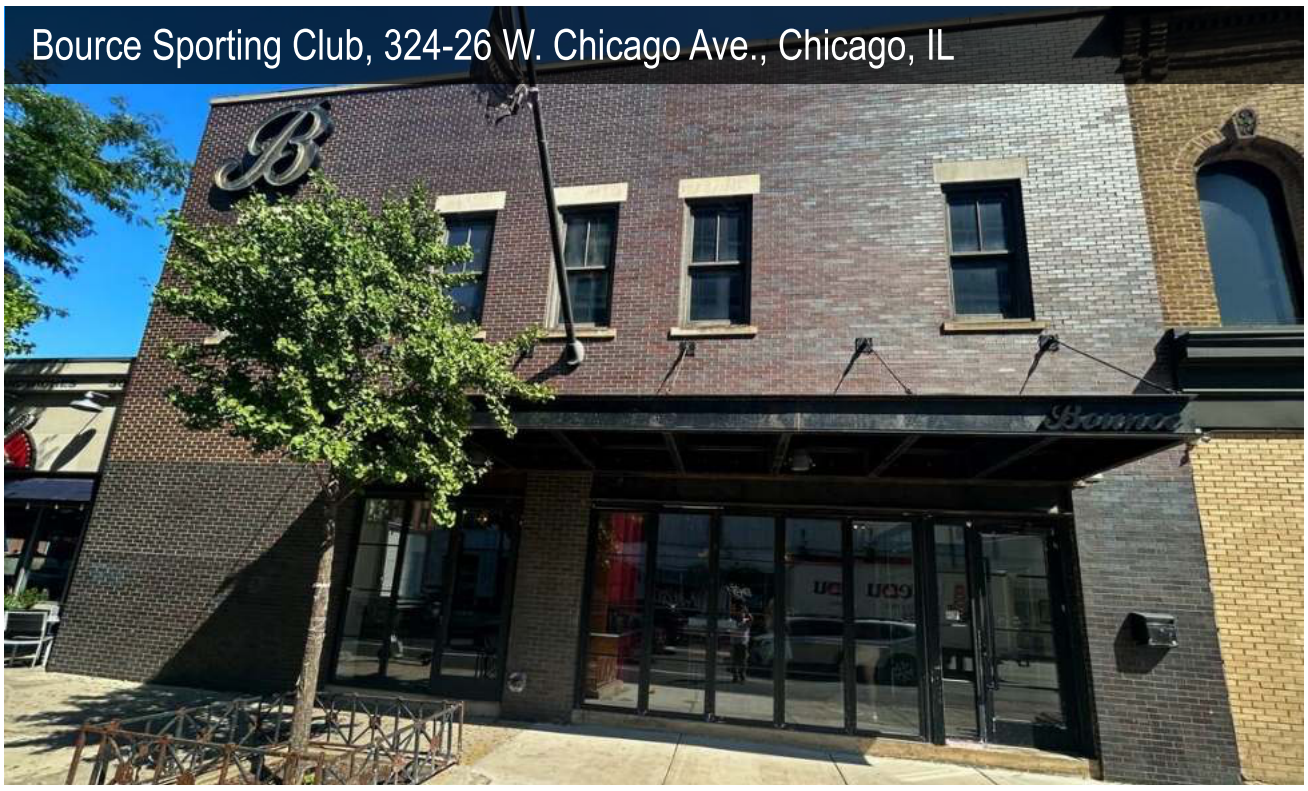
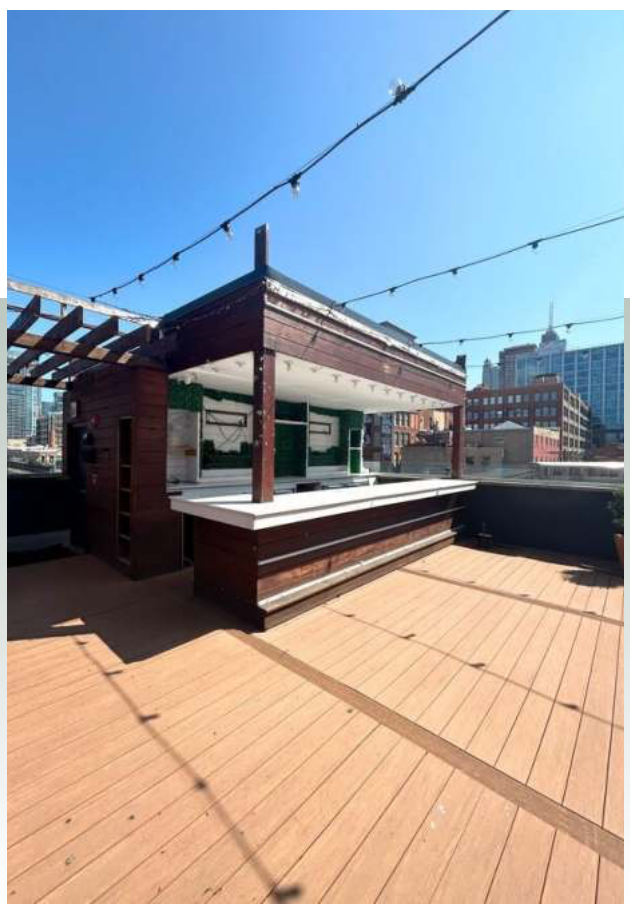
KG KUDAN GROUP

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

Bource Sporting Club, 324-26 W. Chicago Ave., Chicago, IL









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

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

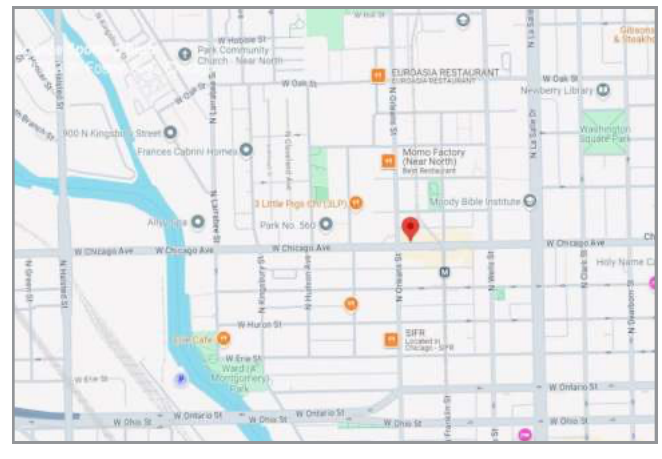
Property/Business Description

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.

Purchase Price:	$3,199,000 (R.E./Bus.)	**Zone:**	C1-5
Size (Approx.)::	12,500 SF (Bldg.) + Rooftop, 5,000 SF (Lot)	**Licenses:**	Tavern, PPA, Retail Food and Outdoor Patio
Property Taxes::	$52,075 (2023)		

Map

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



For additonal information or to schedule a showing, contact:

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No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.