

SALE

Wrigleyville Bar Concept For Sale

3472 NORTH CLARK STREET

Chicago, IL 60657

PRESENTED BY:

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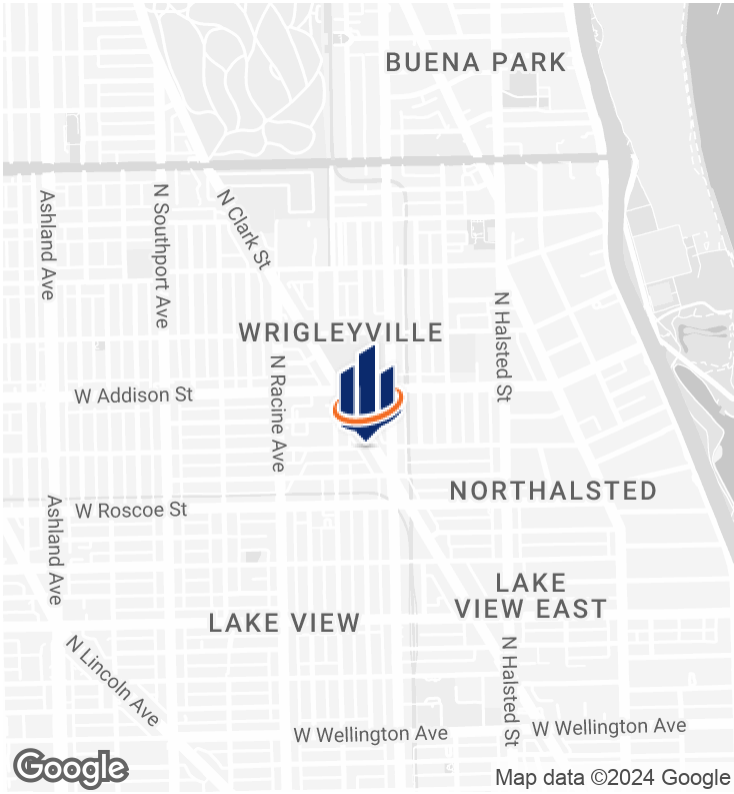
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$99,000
BUSINESS TYPE:	Bar/Restaurant
BUSINESS SIZE:	+/- 1,200
LICENCES:	Incidental Liquor and Retail food
RENTAL RATE:	\$5,500 (NNN)
RENOVATED:	2022
MARKET:	Chicago
SUBMARKET:	Wrigleyville

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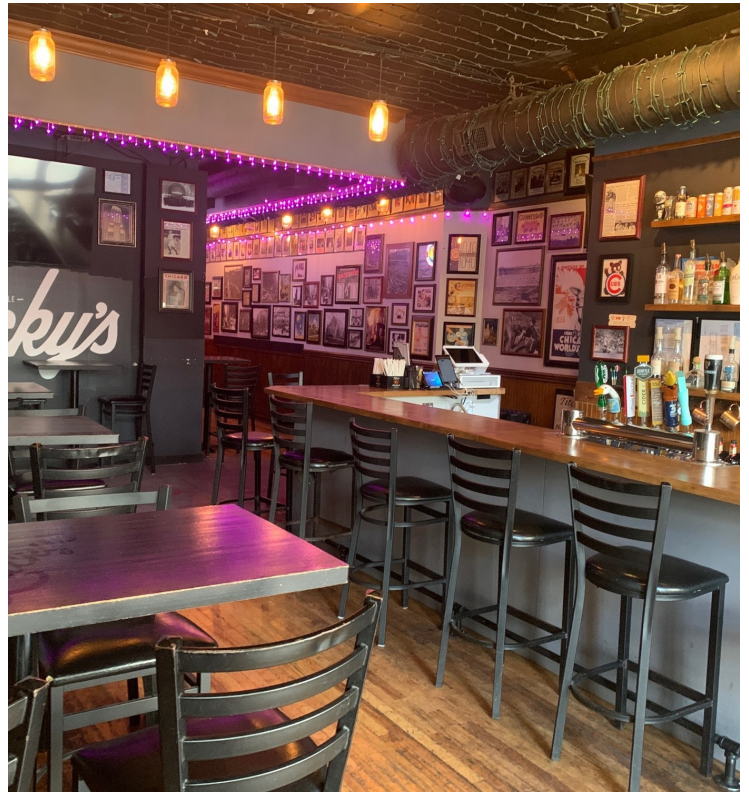
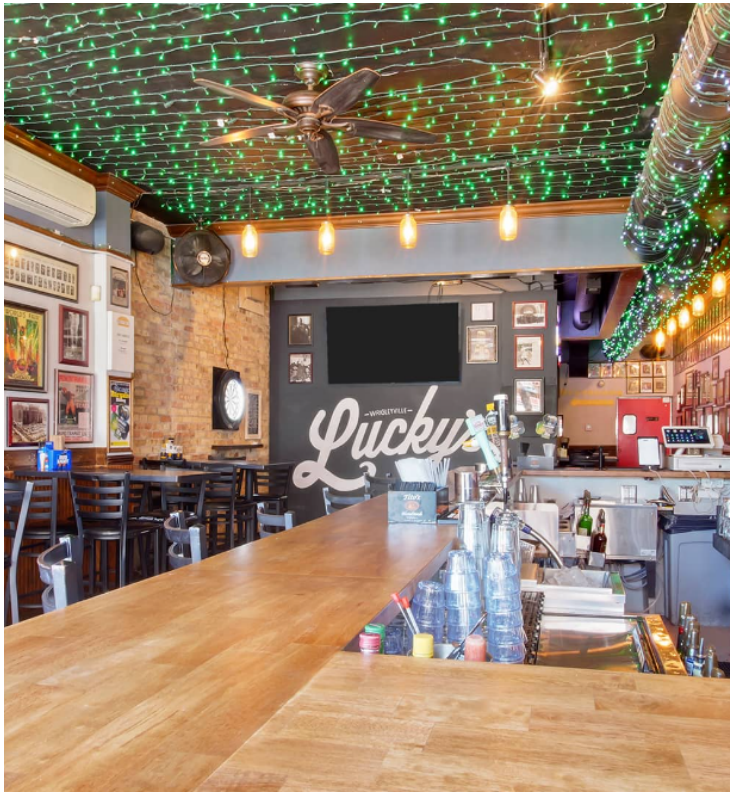
PROPERTY OVERVIEW

Lucky Sandwich Co. is a popular sandwich shop in Chicago that has been serving specialty sandwiches and adult beverages since 2004. The space is a fully improved 1,200 square foot space with an interior occupancy of 40. The location benefits from a full commercial kitchen and exclusive use of the lower level for storage and refrigeration. The space can accommodate a number of different hospitality concepts with only modest changes

PROPERTY HIGHLIGHTS

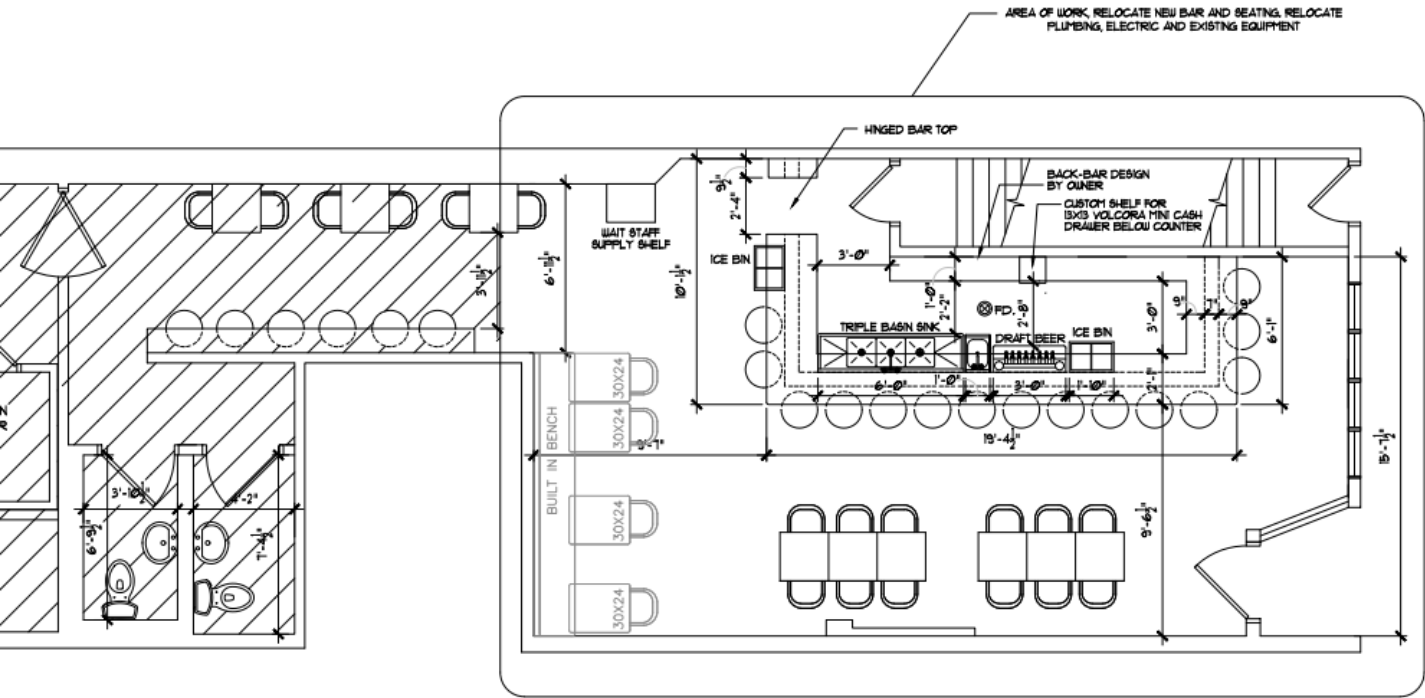
- Exceptional Wrigleyville Location
- Space Can Accommodate Numerous Concepts
- Perfect Size For A Owner Operator
- Well Maintained Facility
- New Long Term Lease

ADDITIONAL PHOTOS



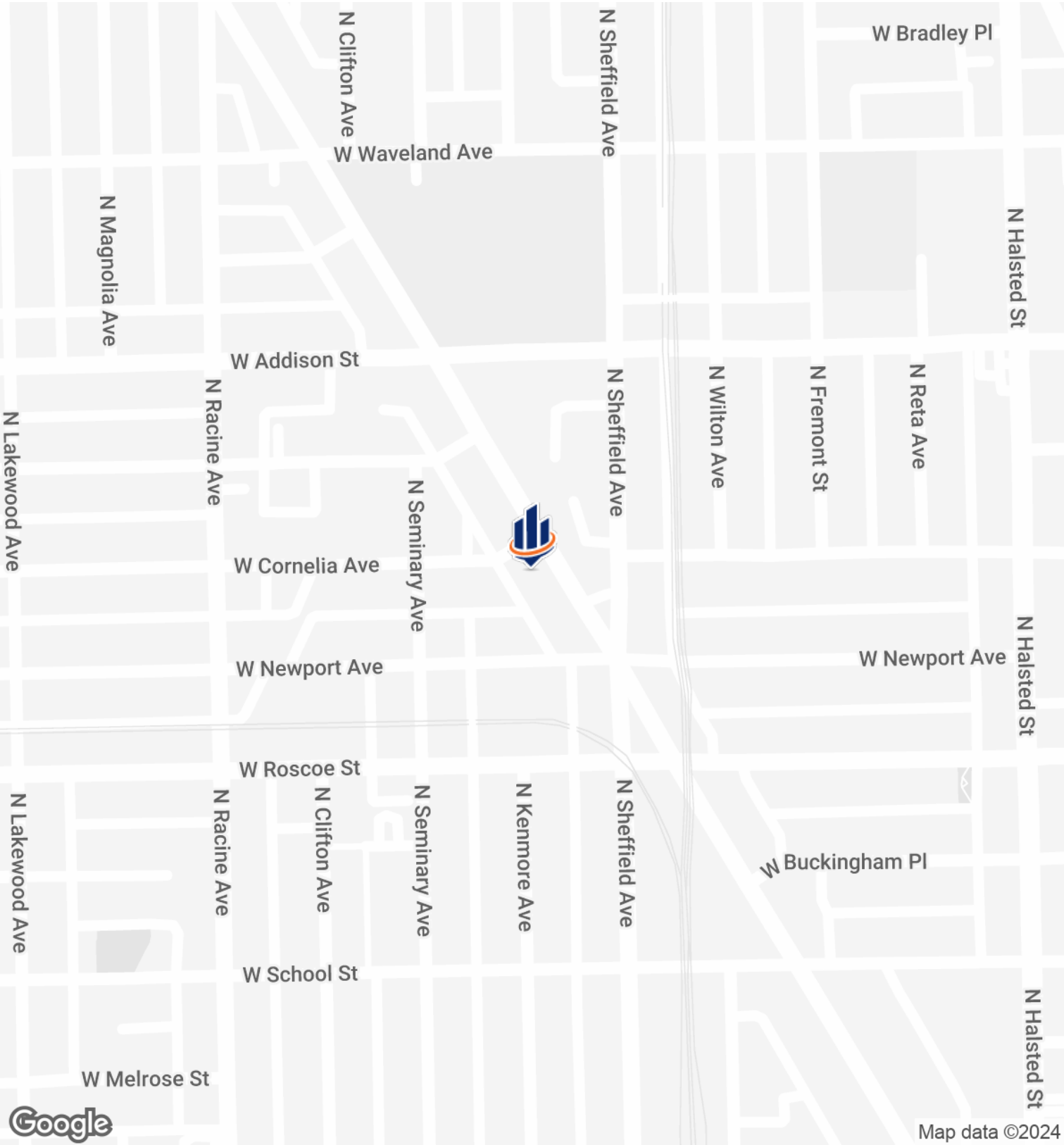
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FLOOR PLAN



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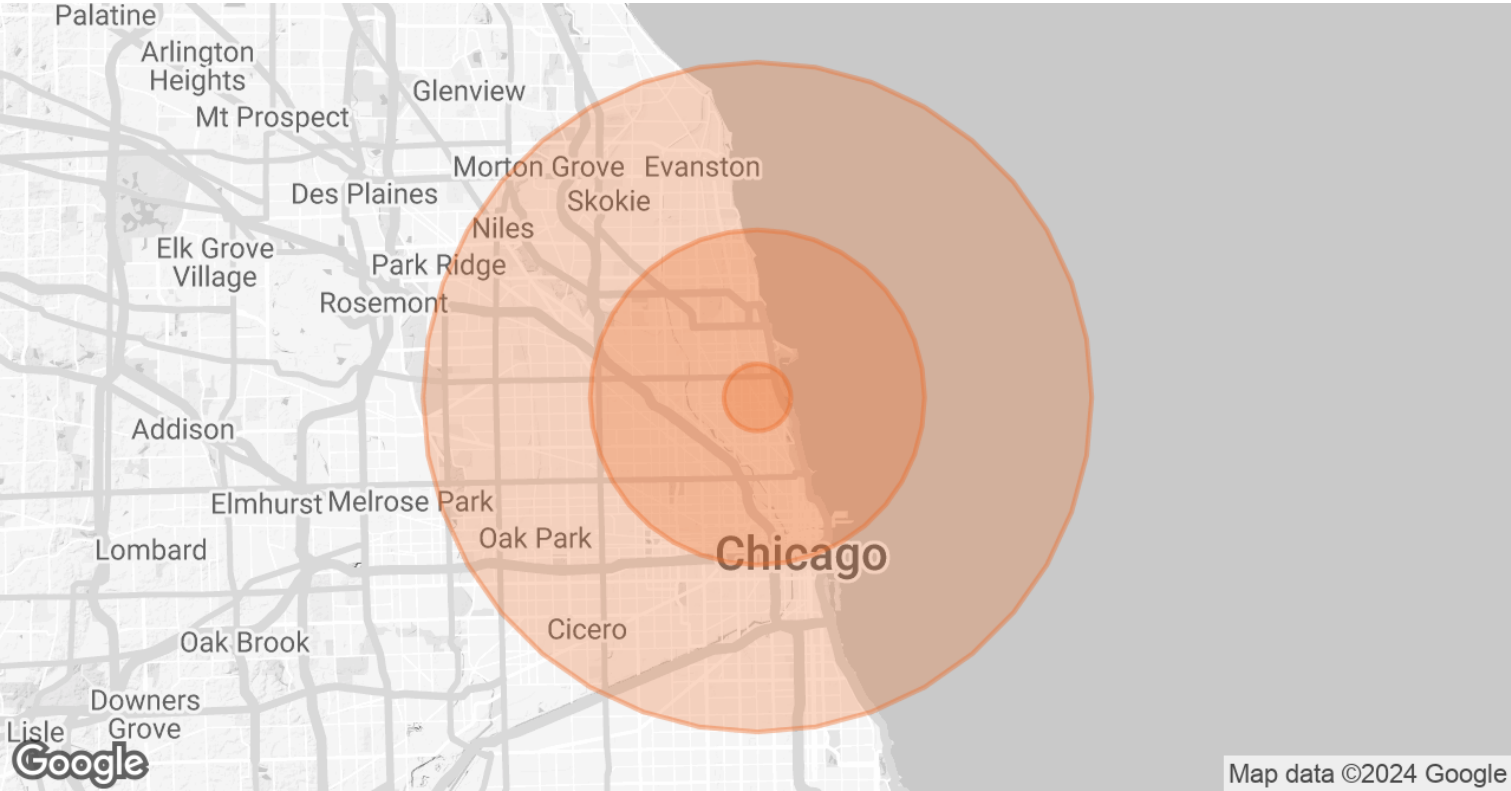
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	98,908	1,038,833	2,333,563
AVERAGE AGE	32.2	34.8	36.5
AVERAGE AGE (MALE)	32.8	34.9	35.9
AVERAGE AGE (FEMALE)	32.1	35.2	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	56,074	518,447	1,038,428
# OF PERSONS PER HH	1.8	2.0	2.2
AVERAGE HH INCOME	\$124,056	\$111,770	\$97,558
AVERAGE HOUSE VALUE	\$421,408	\$416,691	\$353,532

* Demographic data derived from 2020 ACS - US Census

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