

324-326 West Chicago Chicago, IL 60610

Restaurant/Bar Space Available for SALE in Chicago's River North Neighborhood



PROPERTY FACT SHEET



Photo of Building Looking South

PROPERTY HIGHLIGHTS & FEATURES

- Multi-level bar/restaurant/retail/office space available:
 - Street level: 4,760 SF
 - Lower level: 3,995 SF
 - Second level: 2,476 SF (plus 1,408 SF dwelling)
- Currently built-out as a bar/restaurant
- All FF&E and liquor license included in SALE price

AREA HIGHLIGHTS

- Located in the bustling River North neighborhood surrounded by restaurants, bars, and shopping areas
- Less than 1 block from the CTA Brown Line/Purple Line Chicago Station
- Street parking and public parking lots in close proximity
- Traffic Counts:
 - Chicago Avenue: 22,300 VPD
 - Orleans Street: 17,000 VPD
 - LaSalle Boulevard: 24,900 VPD



Bird's Eye View of Building

2010 DEMOGRAPHIC PROFILE

	0.5 MILE	1.0 MILE	1.5 MILE
Population	24,320	86,699	140,737
Households	14,707	53,526	83,205
Average Household Income	\$99,445	\$128,520	\$128,830
Daytime Employees	37,177	292,033	582,779

CONTACT

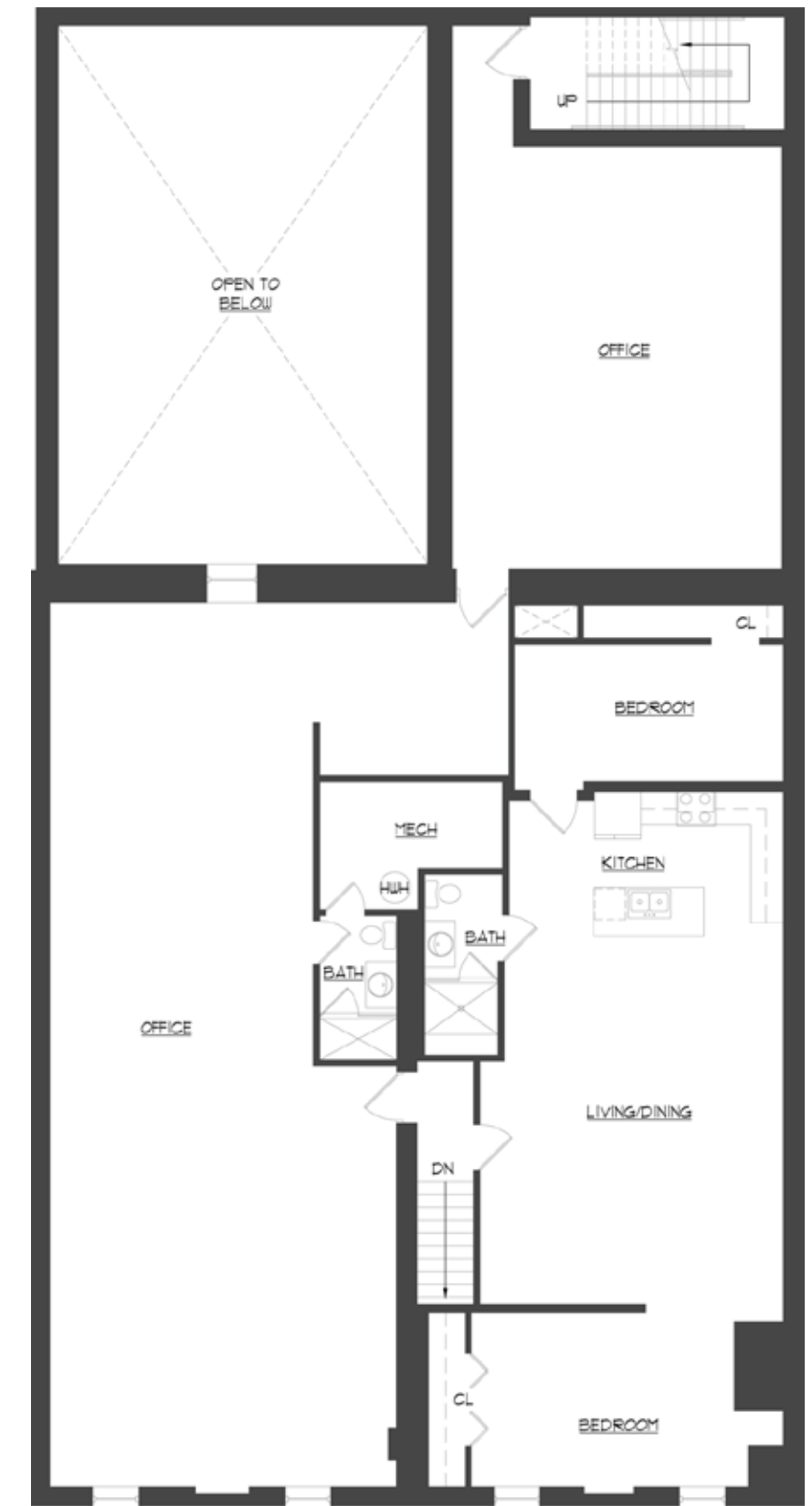
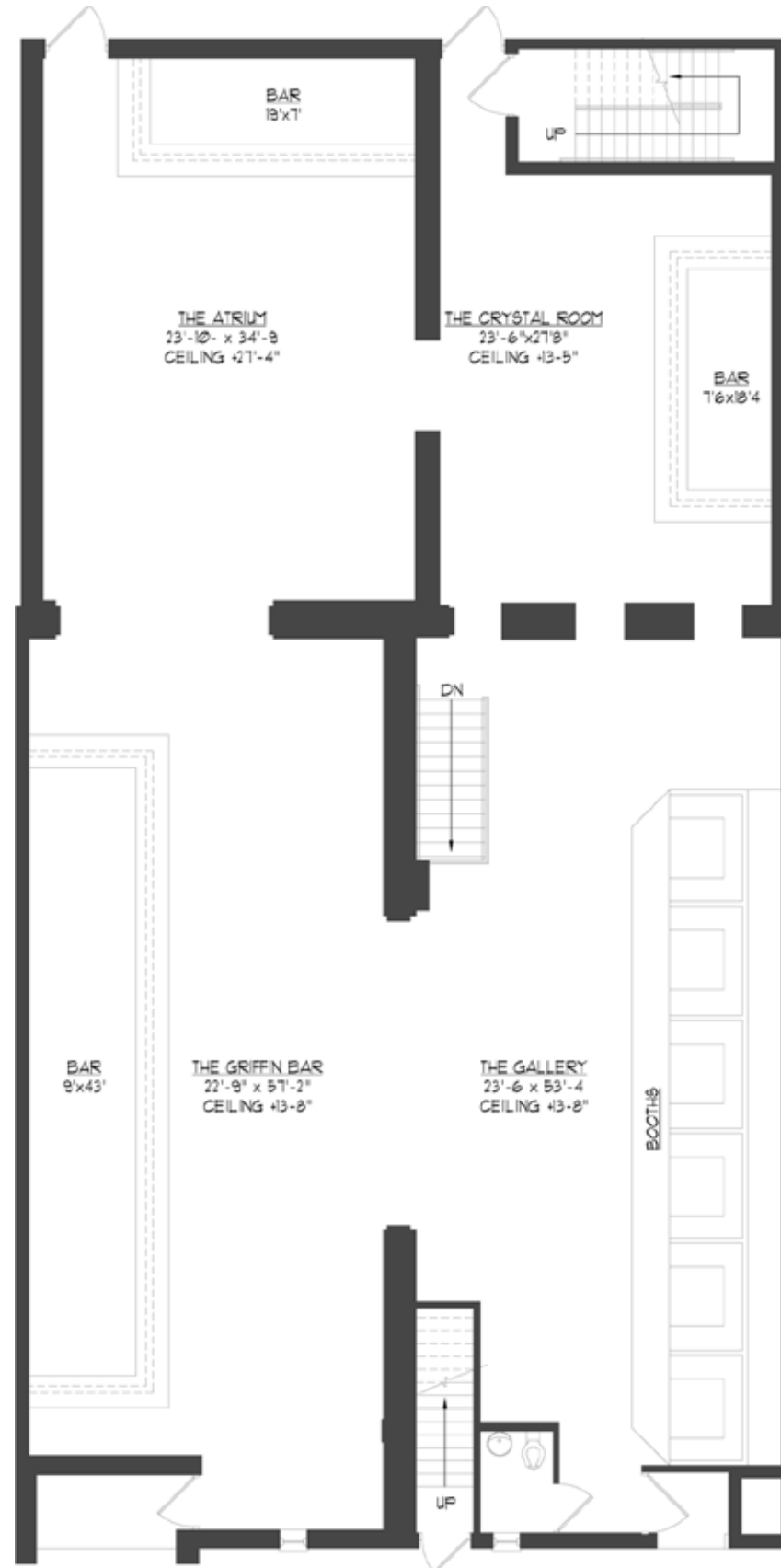
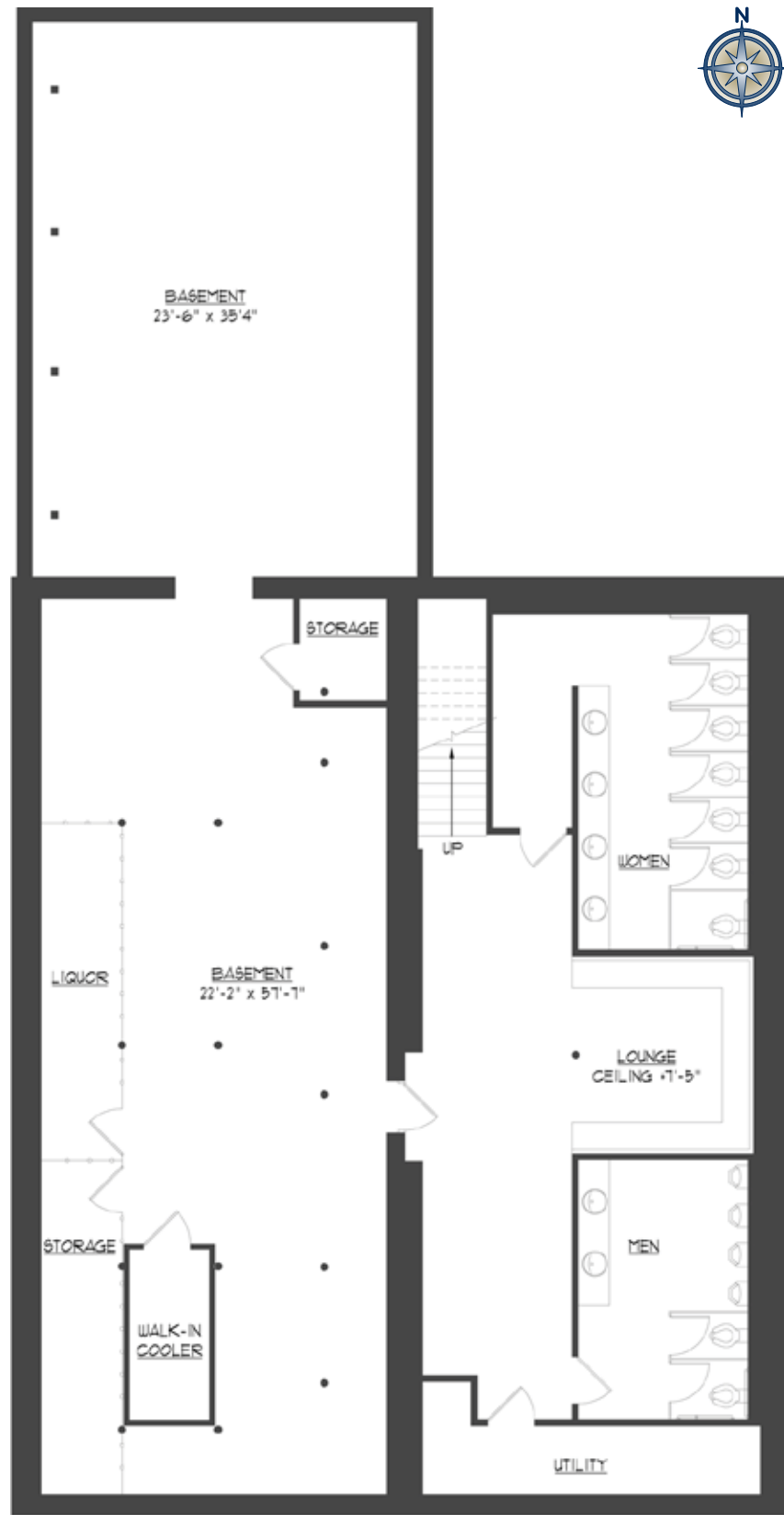
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LOWER LEVEL

STREET LEVEL

SECOND LEVEL

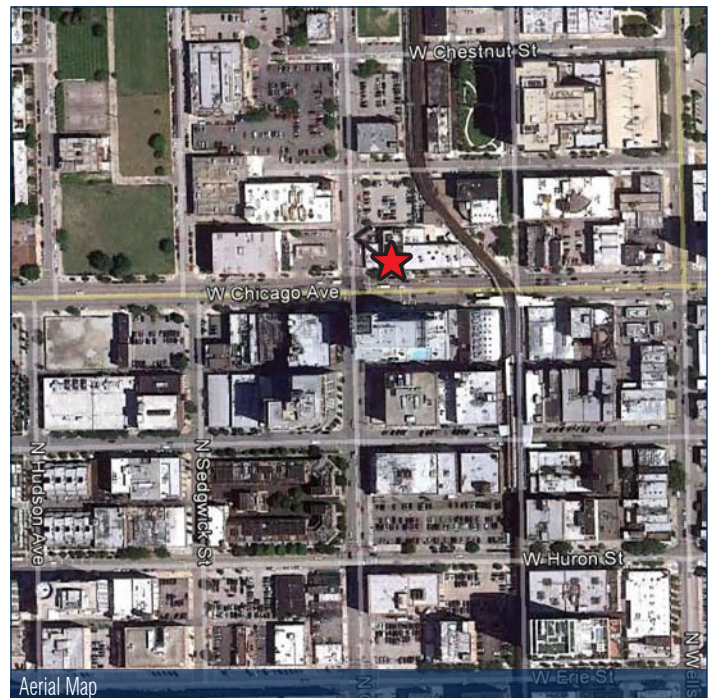
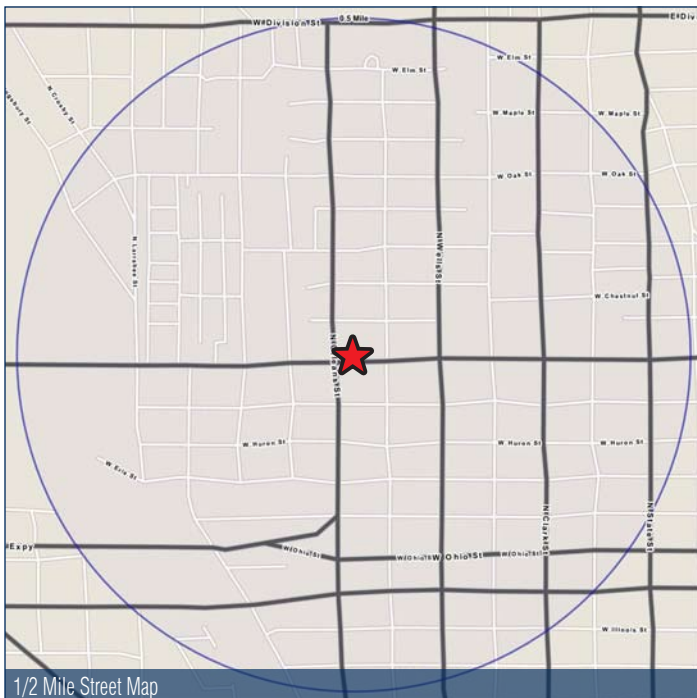
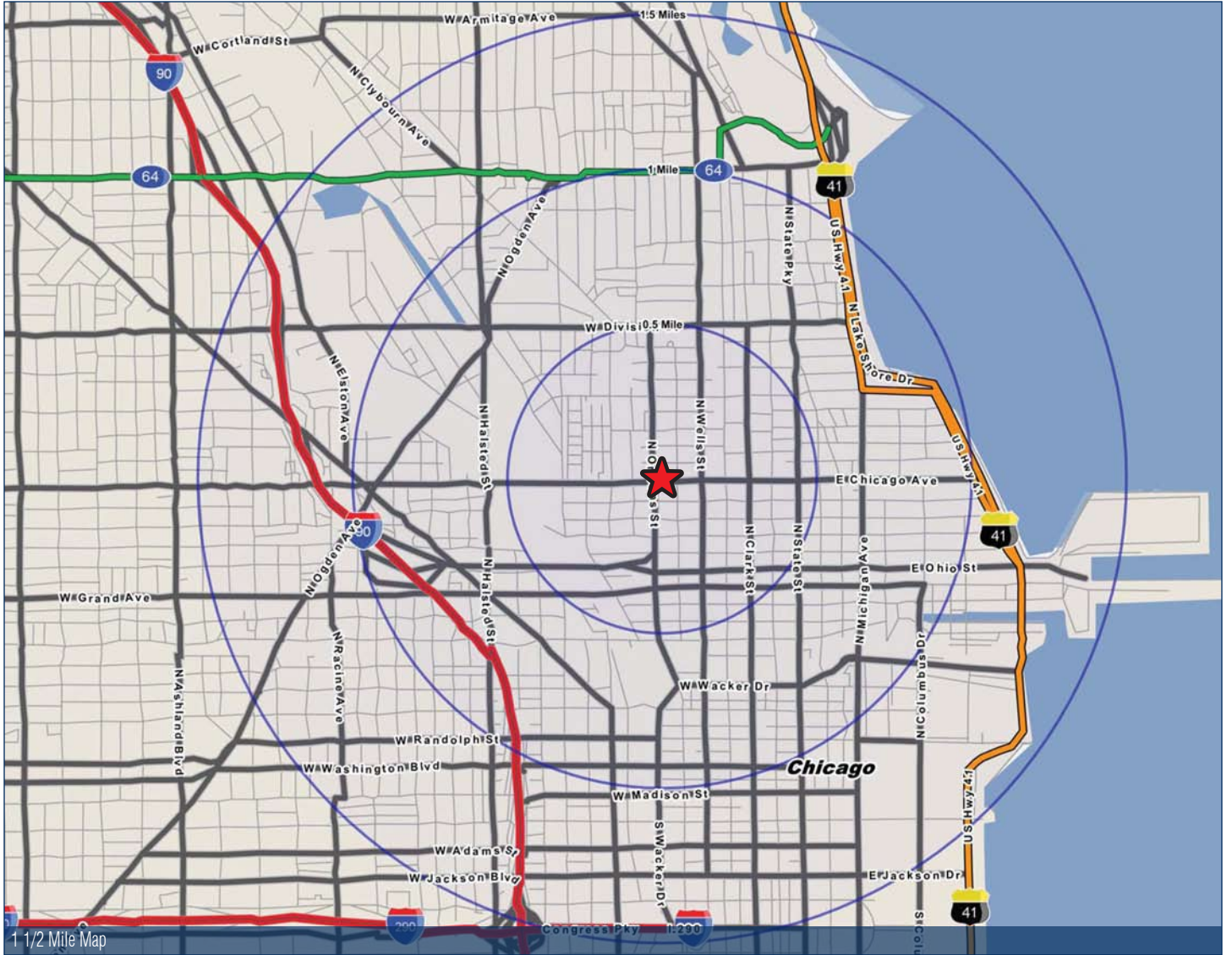


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LOCATION STUDY



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.89669/-87.63683

324 W. Chicago Ave.		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	24,320	86,699	140,737
	2015 Projected Population	33,892	121,703	194,569
	2000 Census Population	18,288	70,255	113,946
	1990 Census Population	16,600	58,676	95,486
	Historical Annual Growth 1990 to 2010	2.3%	2.4%	2.4%
	Projected Annual Growth 2010 to 2015	7.9%	8.1%	7.7%
HOUSEHOLDS	2010 Est. Households	14,707	53,526	83,205
	2015 Proj. Households	21,528	76,514	118,525
	2000 Census Households	11,012	43,486	67,257
	1990 Census Households	8,664	34,474	53,669
	Historical Annual Growth 1990 to 2010	3.5%	2.8%	2.8%
	Projected Annual Growth 2010 to 2015	9.3%	8.6%	8.5%
AGE	2010 Est. Population 0 to 9 Years	8.6%	8.2%	8.4%
	2010 Est. Population 10 to 19 Years	8.4%	6.9%	7.3%
	2010 Est. Population 20 to 29 Years	22.1%	18.5%	18.7%
	2010 Est. Population 30 to 44 Years	27.6%	27.5%	27.5%
	2010 Est. Population 45 to 59 Years	19.3%	22.2%	22.2%
	2010 Est. Population 60 to 74 Years	9.9%	12.0%	11.5%
	2010 Est. Population 75 Years Plus	4.1%	4.7%	4.4%
	2010 Est. Median Age	33.2	37.3	36.9
MARITAL STATUS & SEX	2010 Est. Male Population	49.5%	48.5%	49.6%
	2010 Est. Female Population	50.5%	51.5%	50.4%
	2010 Est. Never Married	51.3%	47.3%	45.9%
	2010 Est. Now Married	24.9%	32.3%	34.2%
	2010 Est. Separated or Divorced	20.0%	16.4%	16.1%
	2010 Est. Widowed	3.8%	4.0%	3.8%
INCOME	2010 Est. HH Income \$200,000 or More	9.7%	15.0%	15.0%
	2010 Est. HH Income \$150,000 to \$199,999	8.5%	10.3%	11.2%
	2010 Est. HH Income \$100,000 to \$149,999	14.4%	16.8%	16.9%
	2010 Est. HH Income \$75,000 to \$99,999	10.3%	10.7%	10.7%
	2010 Est. HH Income \$50,000 to \$74,999	13.9%	14.0%	13.8%
	2010 Est. HH Income \$35,000 to \$49,999	11.1%	10.3%	10.1%
	2010 Est. HH Income \$25,000 to \$34,999	6.5%	5.8%	5.7%
	2010 Est. HH Income \$15,000 to \$24,999	7.3%	5.9%	5.9%
	2010 Est. HH Income \$0 to \$14,999	18.3%	11.3%	10.7%
	2010 Est. Average Household Income	\$99,445	\$128,520	\$128,830
	2010 Est. Median HH Income	\$66,933	\$84,537	\$88,344
2010 Est. Per Capita Income	\$61,952	\$80,255	\$76,906	
	2010 Est. Number of Businesses	2,838	15,906	30,013
	2010 Est. Total Number of Employees	37,177	292,033	582,779

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FULL PROFILE

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324 W. Chicago Ave.

Chicago, IL

0.5 Mile 1 Mile 1.5 Miles

		0.5 Mile	1 Mile	1.5 Miles
RACE	2010 Est. White Population	69.0%	74.8%	75.1%
	2010 Est. Black Population	23.4%	17.7%	16.8%
	2010 Est. Asian & Pacific Islander	6.9%	6.8%	7.1%
	2010 Est. American Indian & Alaska Native	0.3%	0.2%	0.3%
	2010 Est. Other Races Population	0.5%	0.4%	0.6%
HISPANIC	2010 Est. Hispanic Population	2,309	8,145	17,861
	2010 Est. Hispanic Population Percent	9.5%	9.4%	12.7%
	2015 Proj. Hispanic Population Percent	12.8%	12.4%	14.9%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	17,731	67,181	108,096
	2010 Est. Elementary (0 to 8)	2.5%	2.1%	3.0%
	2010 Est. Some High School (9 to 11)	5.5%	3.4%	3.6%
	2010 Est. High School Graduate (12)	11.2%	9.3%	9.8%
	2010 Est. Some College (13 to 16)	14.1%	13.0%	12.5%
	2010 Est. Associate Degree Only	4.5%	4.2%	4.0%
	2010 Est. Bachelor Degree Only	33.9%	36.0%	35.3%
	2010 Est. Graduate Degree	28.3%	32.0%	31.8%
HOUSING	2010 Est. Total Housing Units	17,447	64,583	99,209
	2010 Est. Owner Occupied Percent	30.1%	39.4%	39.5%
	2010 Est. Renter Occupied Percent	54.2%	43.5%	44.3%
	2010 Est. Vacant Housing Percent	15.7%	17.1%	16.1%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	4.9%	3.7%	2.9%
	2000 Homes Built 1995 to 1998	9.1%	5.7%	5.0%
	2000 Homes Built 1990 to 1994	6.8%	5.8%	6.6%
	2000 Homes Built 1980 to 1989	19.2%	14.0%	15.9%
	2000 Homes Built 1970 to 1979	14.5%	17.7%	17.7%
	2000 Homes Built 1960 to 1969	8.9%	18.1%	16.3%
	2000 Homes Built 1950 to 1959	10.3%	10.3%	8.5%
	2000 Homes Built Before 1949	26.4%	24.7%	27.1%
HOME VALUES	2000 Home Value \$1,000,000 or More	10.4%	19.1%	15.3%
	2000 Home Value \$500,000 to \$999,999	52.7%	36.2%	33.0%
	2000 Home Value \$400,000 to \$499,999	5.3%	12.2%	14.5%
	2000 Home Value \$300,000 to \$399,999	14.1%	9.7%	14.8%
	2000 Home Value \$200,000 to \$299,999	9.5%	10.4%	9.6%
	2000 Home Value \$150,000 to \$199,999	8.0%	6.1%	7.3%
	2000 Home Value \$100,000 to \$149,999	-	4.0%	4.2%
	2000 Home Value \$50,000 to \$99,999	-	2.4%	1.4%
	2000 Home Value \$25,000 to \$49,999	-	-	-
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$550,350	\$647,200	\$552,026
	2000 Median Rent	\$820	\$890	\$918

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Chicago, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	21,262	76,086	122,985
	2010 Est. Civilian Employed	67.6%	70.2%	70.2%
	2010 Est. Civilian Unemployed	7.3%	5.5%	5.3%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	25.0%	24.3%	24.5%
	2010 Labor Force: Males	49.6%	48.5%	49.6%
	2010 Labor Force: Females	50.4%	51.5%	50.4%
OCCUPATION	2000 Occupation: Population Age 16+	10,886	44,275	72,573
	2000 Mgmt, Business, & Financial Operations	25.4%	30.7%	30.6%
	2000 Professional & Related	32.4%	31.8%	32.1%
	2000 Service	10.7%	8.0%	7.6%
	2000 Sales and Office	25.9%	25.3%	24.6%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	1.1%	1.2%	1.5%
	2000 Production, Transport, & Material Moving	4.5%	3.0%	3.5%
	2000 Percent White Collar Workers	83.7%	87.8%	87.4%
	2000 Percent Blue Collar Workers	16.3%	12.2%	12.6%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	26.4%	29.4%	32.7%
	2000 Drive to Work in Carpool	4.8%	6.3%	7.0%
	2000 Travel to Work by Public Transportation	33.6%	32.7%	31.8%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	31.0%	26.0%	22.7%
	2000 Other Means	0.7%	0.7%	0.7%
	2000 Work at Home	3.5%	5.0%	5.1%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	31.4%	27.9%	26.1%
	2000 Travel to Work in 15 to 29 Minutes	38.4%	40.3%	39.9%
	2000 Travel to Work in 30 to 59 Minutes	21.0%	23.7%	25.2%
	2000 Travel to Work in 60 Minutes or More	9.2%	8.1%	8.7%
	2000 Average Travel Time to Work	24.0	23.4	24.1
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$1.02 B	\$4.48 B	\$6.98 B
	2010 Est. Apparel	\$49.5 M	\$218 M	\$340 M
	2010 Est. Contributions & Gifts	\$74.4 M	\$346 M	\$541 M
	2010 Est. Education & Reading	\$33.1 M	\$150 M	\$235 M
	2010 Est. Entertainment	\$57.0 M	\$253 M	\$394 M
	2010 Est. Food, Beverages & Tobacco	\$157 M	\$676 M	\$1.05 B
	2010 Est. Furnishings & Equipment	\$46.2 M	\$207 M	\$323 M
	2010 Est. Health Care & Insurance	\$71.0 M	\$307 M	\$477 M
	2010 Est. Household Operations & Shelter & Utilities	\$308 M	\$1.35 B	\$2.11 B
	2010 Est. Miscellaneous Expenses	\$16.8 M	\$72.8 M	\$113 M
	2010 Est. Personal Care	\$14.8 M	\$64.4 M	\$100 M
	2010 Est. Transportation	\$192 M	\$835 M	\$1.30 B

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