

# West Loop/Greektown - Chicago FORMER PEGASUS RESTAURANT WITH LARGE ROOFTOP PATIO FOR LEASE

130 S. Halsted St. Chicago, IL 60661



**Formerly Pegasus - 130 S. Halsted St. Chicago, IL 60661**

Size (Approx.) 5,200 SF (Main Floor)  
+ 2,500 SF Rooftop Patio

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Rental Rate \$40/SF NNN (Main Floor Only)

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	29,514	168,918	396,663
2015 Female Population	28,929	175,773	403,763
2015 Total Population	58,443	344,691	800,426
2015 Total Daytime Pop.	549,996	1,013,399	1,445,328
<b>Housing</b>			
2015 Total Housing Units	17,240	157,268	366,370
<b>Income</b>			
2015 Median Household Income	\$85,286	\$68,253	\$57,334
2015 Per Capita Income	\$72,806	\$54,132	\$41,723
2015 Average Household Income	\$116,517	\$102,530	\$89,900

## Nearby Businesses

Greek Islands	Crowne Plaza
Santorini	Mariano's
Artopolis Bakery	Whole Foods
Athena	Green Street Local

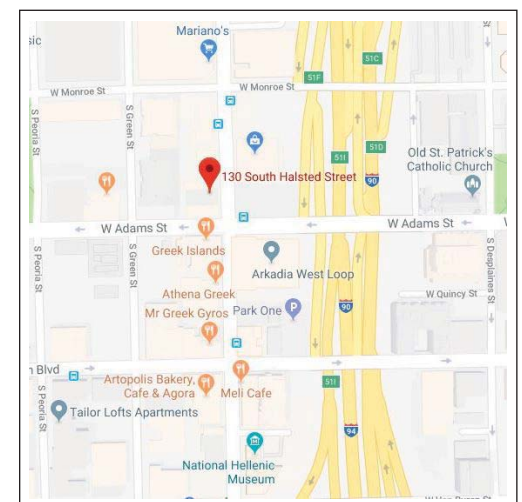
## Description

Restaurant available for lease in hot West Loop. Includes massive open air rooftop patio with full bar and fantastic views of Chicago's skyline. Formerly iconic Greek restaurant Pegasus, a staple in Chicago for over 27 years. Located on a well traveled 24-hr stretch of Halsted St., close by expressways, UIC and hospital. This fully built restaurant won't last long!

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 361 4-2-15

## Map

Halsted & Adams



**LISTING INFO**

Agent	Georg Simos georg@kudangroup.com
Transaction Type	Restaurant for Lease
<b>Property Data</b>	
Property Name	Pegasus
Address	130 S. Halsted St.
City, Zip Code	Chicago, IL 60661
Area	West Loop
County	Cook
Rental Rate	\$40 PSF (for main floor only)
Lease Type	Triple Net
Lease Term	6 Year Base Term with potential extensions
Yearly Adjustment	3%
CAM & Insurance	TBD
Security Deposit	2 Months
Taxes	\$10.50 psf (for main floor only)
# of Seats	300
Stories	1
Size	5,200 SF+ 2,500 SF Rooftop Patio
Lot Size	5,200 SF
Parking	Valet or street
Zoning	Commercial DX-5
Licenses	Incidental Liquor, Retail Food
A/C & Heat	Yes
Electric (amps)	See Agent
Type of Roof & Age	Flat
Ward	27th
Alderman	Walter Burnett
Nearby Businesses	Greek Islands, Santorini, Artopolis, Athena, Crowne Plaza Hotel, Whole Foods, Mariano's, Green Street Local
Property Description	Restaurant available for lease in Chicago's hot West Loop/Greektown. Includes massive open air rooftop patio with a full bar and fantastic views of Chicago's skyline. Formerly iconic Greek restaurant Pegasus, a staple in Chicago for over 27 years. Located on well traveled 24-hr stretch of Halsted St., close by expressways, UIC and hospital. This fully-built restaurant won't last long!
Cross Streets	Halsted & Adams
<b>Business Data</b>	
Business Name	Pegasus
Is the business currently operating?	No. Owners of this iconic Greek restaurant announced retirement in December '17, after 27 years of operation.