

# River North - Chicago STRAIGHT LEASE RESTAURANT OPPORTUNITY

22 E. Hubbard St. Chicago, IL



## River North

River North is a neighborhood in the Near North Side of Chicago. Bound by Michigan Ave. to the east, Chicago Ave. to the north, and the Chicago River to the south and west; River North is a neighborhood of densely packed galleries, art fairs and gallery walks. Boutiques and specialty shops, including upscale antique stores and furniture dealers line the streets. It's also a foodie's paradise, with an amazing assortment of dining options to satisfy every palate and budget. After dark, young and hip club-goers descend on River North for its plentiful and vibrant nightlife.

### 22 E. Hubbard St. Chicago, IL - Formerly Blue Frog Local 22

Size (Approx.)	4,500 SF Interior + 1,200 SF Exterior
Taxes & CAM	\$8,800 per Month / \$23.47 PSF
Rental Rate	\$10,975 per Month (Net) / \$29.27 PSF <b>PRICE REDUCED!</b>

For additional information or to schedule a showing:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2012 Male Population	42,418	154,379	360,932
2012 Female Population	47,001	164,241	373,776
2012 Total Population	84,261	285,195	615,108
2012 Total Households	56,243	170,440	344,102
<b>Housing</b>			
2000 Total Housing Units	47,438	157,106	360,351
<b>Income</b>			
2012 Median Household Income	\$84,090	\$75,227	\$61,441
2012 Per Capita Income	\$79,387	\$61,560	\$44,819
2012 Average Household Income	\$121,861	\$109,620	\$92,840

## Nearby Businesses

Shaw's Crab House  
Andy's Jazz Club  
Courtyard Marriott  
Benny's Chop House

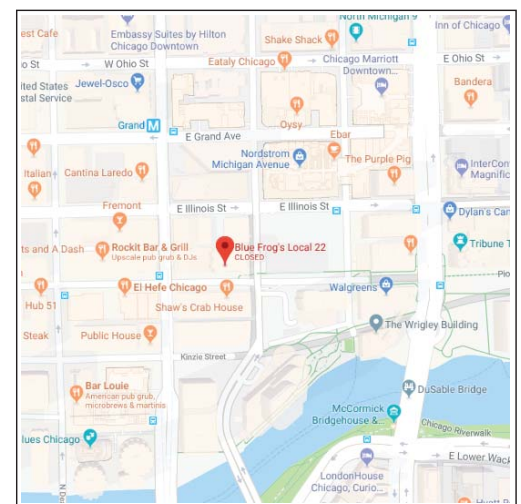
## Description

Straight lease restaurant opportunity in River North, across from Shaw's Crab House & Andy's Jazz Club! 24 handle tap system with fully-equipped kitchen and audio/visual equipment fixed to premises. Includes outdoor patio, floor to ceiling windows that open onto the sidewalk, 12' ceilings. Equipment includes beer and food walk-in's, 18' Hood with ansul system, grills, oven, fryers, various refrigerator prep tables, all chairs and stools.

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. 1030 12-10-2013

## Map

Wabash and Hubbard

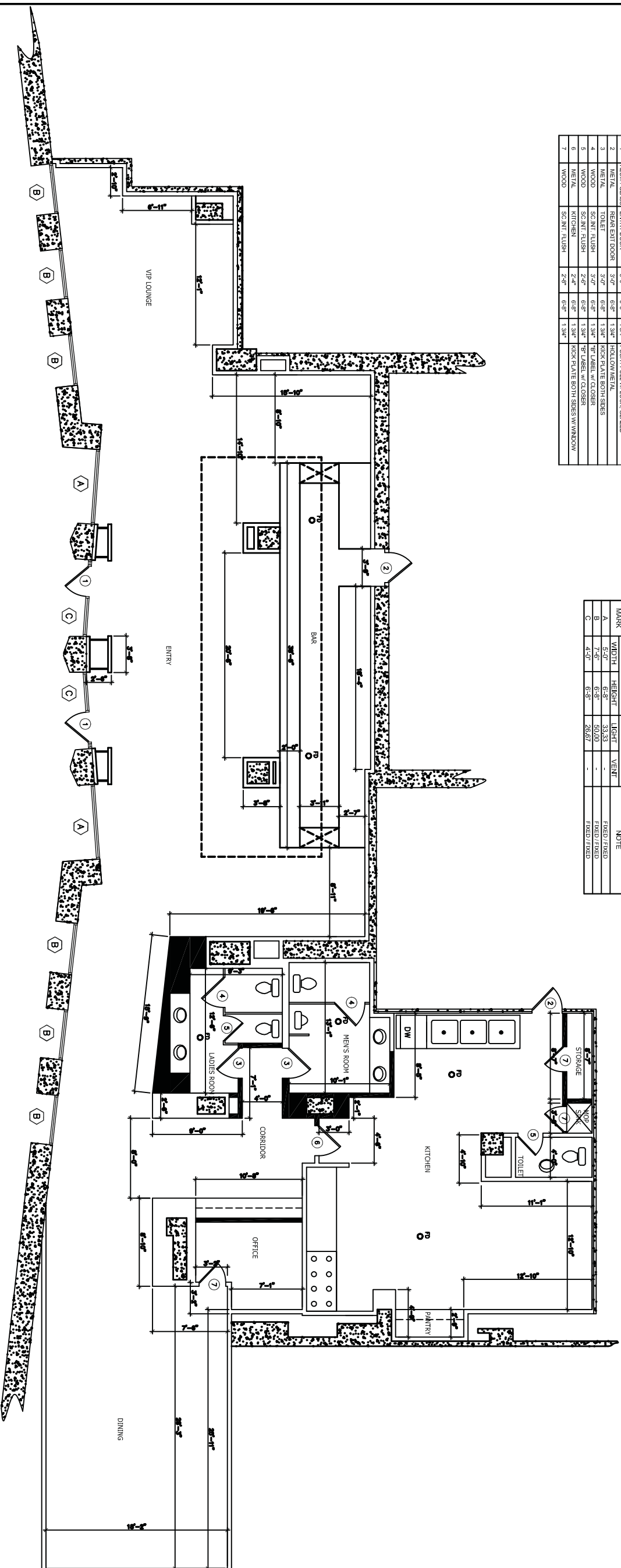


**DATA SHEET – 22 EAST HUBBARD STREET**

Listing Agent/s	Jarrett Fradin
Transaction Type	-Lease with Fixed Assets-
Property Type	Bar & Restaurant
Property Name	Previously "Blue Frog's Local 22"
Address	22 East Hubbard
City, Zip	Chicago, IL 60611
Area	River North
County	Cook
<b>BUSINESS INFORMATION</b>	
Base Rental Rate	\$29.27 PSF (4,500 SF) <b>PRICE REDUCED!</b>
Rental Rate	\$10,975 per Month <b>PRICE REDUCED!</b>
Lease Type	Net
CAM & TAX	\$8,800.00 Monthly (\$23.47 PSF)
Condo Fee	Included
Yearly Adjustments	3% Annual
Term	TBD
Options	TBD
Security Deposit	Two Months at Lease Execution
Size (Interior)	4,500 S.F. (Approx)
Size (Outdoor)	1,200 S.F (Approx)
Basement	No
Occupancy	130 Inside and 72 Sidewalk (Previous Occupancy)
HVAC Age	2 Years
Floors	First Floor Retail Below Hotel
Electric (amps)	400 AMP- Three Phase
Stories	Commercial Condo With Hotel Above
Building Type	Mixed Use
Parking	Street/ Opportunity to Validate on Site Parking Garage
Zoning	Commercial/ Retail (PD-479)
Licenses	Previous Licenses Held by Corp(Incidental Liquor, Retail Food, and Sidewalk Café) NEW LICENSES TO BE ACQUIRED
Ward & Alderman	42 <sup>nd</sup> - Brendan Reilly (312-642-4242)
Nearby Businesses	Shaw's Crab House, Andy's Jazz Club, Courtyard Marriott, Lettuce Entertain You Special Events, Benny's Chop House
Cross Streets	Wabash and Hubbard
Listing Description	Straight lease in River North across from Shaw's Crab House and Andy's Jazz Bar. 24 handle Tap system with fully equipped Kitchen and audio visual equipment fixed to premises. Outdoor Patio, Floor to Ceiling Windows that open onto the sidewalk, 12' ceilings. Equipment Includes Beer and Food Walk In's, 18, Ft Hood with Ansul System, Grills, Oven, Fryers, Various Refrigerator Prep Tables, All chairs and Bar Stools.
Business Operating	NO
Showings	Agent Must Accompany Showings
Years of Operation	8+ Years Previous Tenant

MARK	MATERIAL	TYPE	W.	H.	THK.	REMARKS
1	ALUMI / GLASS	ENTRY DOOR	3'-0"	6'-6"	1-3/4"	PUSH / PULL W/ LOCK, GLAZED
2	METAL	REAR EXIT DOOR	3'-0"	6'-6"	1-3/4"	HOLLOW METAL
3	METAL	TOILET	3'-0"	6'-6"	1-3/4"	KICK PLATE BOTH SIDES
4	WOOD	SC NT FLUSH	2'-4"	6'-6"	1-3/4"	"P" LABEL w/ CLOSER
5	WOOD	KITCHEN	2'-4"	6'-6"	1-3/4"	KICK PLATE BOTH SIDES W/ WINDOW
6	METAL	SC NT FLUSH	2'-4"	6'-6"	1-3/4"	
7	WOOD	SC NT FLUSH	2'-4"	6'-6"	1-3/4"	

MARK	WIDTH	HEIGHT	LIGHT	VENT	NOTE
A	5'-0"	6'-8"	33.33	-	FIXED / FIXED
B	7'-6"	6'-8"	50.00	-	FIXED / FIXED
C	4'-0"	6'-8"	26.67	-	FIXED / FIXED



**FLOOR PLAN - PROPOSED**  
SCALE: 3/16" = 1'-0"

- WALL TYPES**
- NEW INTERIOR PARTITION
  - EXISTING INTERIOR PARTITION TO REMAIN
  - EXISTING EXTERIOR & INTERIOR CONCRETE WALL TO REMAIN

THE HUBBARD GROUP, INC. CHICAGO, ILLINOIS 60602  
 1000 N. LAUREL AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60610  
 TEL: (773) 298-4010 FAX: (773) 298-4015

**ARCHITECTURAL FLOOR PLANS**

**INTERIOR ALTERATIONS TO COMMERCIAL SPACE - ROOM 22**  
 at  
**22E HUBBARD St. / 440 N WABASH Ave.**  
 Chicago, Illinois

NO.	REVISIONS

DESIGNED BY: **3RD**  
 CHECKED BY: **3RD**

**SHEET NO.**  
**A-2**