

South Loop - Chicago GRAND BOW TRUSS RESTAURANT & ENTERTAINMENT VENUE WITH PARKING

Tommy Gun's Garage



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



South Loop

The South Loop is home to a thriving community of young professionals, students of nearby colleges, and Chicago's very own former Mayor Richard M. Daley. The neighborhood features notable historical landmarks that include the 1836 Clarke House, one of Chicago's oldest residences; a diverse dining scene; blues clubs and other nightlife options; and the convenience of the Museum Campus and Loop a short stroll away.

Tommy Gun's Garage - 2114 S. Wabash Ave. Chicago, IL

Size (Approx.)	6,000 SF + Mezzanine for Office & Additional Rooms
Rental Rate	\$22/SF NNN (Restaurant/Bar)
	\$4,000/Month (Parking Lot)
Price	\$225,000 (Business Sale)

For additional information contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	19,902	126,417	352,080
2013 Female Population	22,123	131,938	363,019
2013 Total Population	42,025	258,355	715,099
2013 Total Households	20,552	120,797	297,881

Income

2013 Median Household Income	\$58,129	\$58,000	\$51,519
2013 Per Capita Income	\$38,436	\$38,045	\$31,561
2013 Average Household Income	\$77,984	\$77,711	\$72,427

Nearby Businesses, Etc.

McCormick Place	Velvet Lounge
Reggie's	White Castle
Jerk Villa	Papa John's Pizza
Chinatown	Asian Cajun

Description

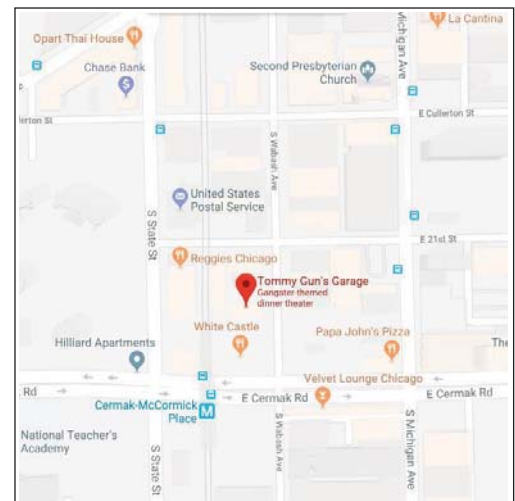
Grand bow truss restaurant and entertainment venue with parking in the ever expanding South Loop. Take advantage of mass visitors attending McCormick Place, the premier convention facility in North America. Just minutes away, the center attracts close to three million visitors each year.

Operating business. Do not disturb employees or management.

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. 6/46 2/10/14

Map

On Wabash between 21st St. and Cermak Rd.



DATA SHEET – TOMMY GUN'S GARAGE

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19
Transaction Type	Business Sale and Lease Assignment
Listing Status	Operating business. Please do not disturb employees or management.
Property Type	Theater, Restaurant and Bar
Property Name	Tommy Gun's Garage
Address	2114-18 S. Wabash Ave.
City, Zip	Chicago, IL 60616
Area	South Loop
County	Cook
BUSINESS INFORMATION	
Asking Price	\$225,000 (Business Sale)
Rental Rate	\$22/S.F. (Restaurant/Bar) \$4,000/Month (Parking Lot)
Lease Type	NNN
Taxes	\$18,400
Yearly Adjustments	TBD
CAM	TBD
Size (Business)	6,000 S.F. +/-, Mezzanine for Office and Changing Rooms
Size (Lot)	9,000 S.F. +/- on Four Lots
Basement	Unfinished basement for dry storage.
Occupancy	187
HVAC Age	Older
HVAC (tons)	N/A
Electric (amps)	600 amps
Stories	Main Level and Mezzanine
Building Type	Masonry Bow Truss
Parking	23 Spaces with Automatic Gate
Zoning	DX-5
Licenses	Incidental Liquor, Retail Food & Public Place of Amusement
Ward & Alderman	Ward 3 – Pat Dowell
Nearby Business	McCormick Place, Reggie's, Jerk villa, Chinatown
Property Description	Theater Restaurant in Bowtruss Building
Business Description	Grand bow truss restaurant and entertainment venue with parking in the ever expanding South Loop. This interactive dinner show is known as Chicago's longest running, entertaining audiences since 1987. Take advantage of mass visitors attending McCormick Place, the premier convention facility in North America. Just minutes away, the center attracts close to three million visitors each year.
Location Description	South Loop The South Loop is home to a thriving community of young

	professionals, students of nearby colleges, and Chicago's very own former Mayor, Richard M. Daley. The neighborhood features notable historical landmarks that include the 1836 Clarke House, one of Chicago's oldest residences; a diverse dining scene; blues clubs and other nightlife options; and the convenience of the Museum Campus and Loop a short stroll away.
Cross Streets	Wabash Avenue and Cermak Avenue
Is the business currently operating?	Yes , please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.
Established	1987 (Purchased from original owner in 1989.)
Website	www.tommygunsgarage.com