

Uptown - Chicago

RARELY AVAILABLE, ICONIC LATE HOUR CORNER BAR WITH EXCEPTIONAL LEASE



566 W. Lake St. Suite 320
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4659 N. Clark St. - Carol's Pub



Uptown

Uptown is a Chicago North Side neighborhood. Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000.

4659 N. Clark St. Chicago, IL - Carol's Pub

Size	3,000 SF
Lease	\$4,200 per Month (\$16.80/SF)
Lease Type	Modified Gross
Price	\$249,000 (Business)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,876	238,719	472,868
2015 Female Population	37,707	233,893	475,745
2015 Total Population	77,583	472,612	948,613
2015 Total Households	38,987	217,731	410,211

Housing

2015 Total Housing Units	44,264	240,107	452,862
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Income

2015 Median Household Income	\$52,831	\$56,609	\$56,860
2015 Per Capita Income	\$40,847	\$40,452	\$38,086
2015 Average Household Income	\$78,034	\$85,655	\$86,070

Nearby Businesses

Brix Catering
Clark El Ranchito
Exotic Creations
Thai on Clark

Highlights

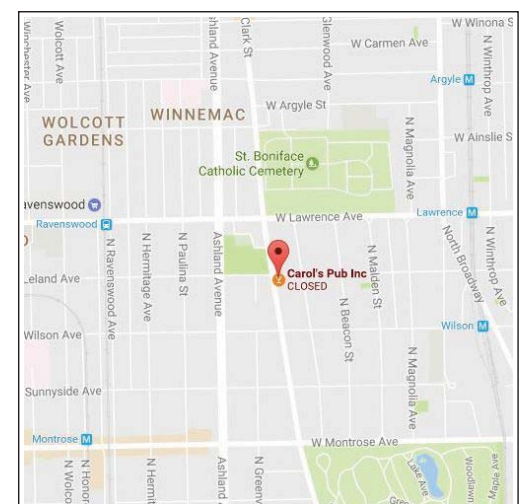
4am Late Night License makes this a rare opportunity in Chicago. *Tavern, Retail Food and PPA licenses are also included in the sale. Fully built-out with all FF&E included. There is a Black Iron system, a walk-in cooler and a stage ready to go.

*Licensing subject to approval.

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. 1017 10-30-2012

Map

Leland Ave. & Clark St.



LISTING INFO

Agent(s) Responsible	Adam Salamon
Transaction Type	Business Sale
Type of Property	Bar/Restaurant
Property Data	
Business Name	Carol's Pub
Address	4659 N. Clark St.
City, Zip Code	Chicago, 60640
Area	Uptown
County	Cook
Sale Price	\$249,000.00 (Business)
Rental Rate	\$4,200/Month (\$16.80/SF)
Lease Type	Modified Gross
Lease Term	Five years
Lease Options	One five-year option
Yearly Adjustment	3% annually
Security Deposit	TBD
Building Type and Year Built	Brick
# of Seats	85
Stories	One
Size	Approx. 3,000 SF
Parking	Street
Licenses	Retail Food, Tavern, Late Night, and PPA
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10'
Ward	46 th Ward
Alderman	James Cappleman 773-878-4646
Nearby Businesses	Brix Catering & Restaurant, Clark El Ranchito, Exotic Creations, Thai On Clark, Byline Bank, Tiny Giants Learning Center, Crazy Crab #1
Business Description	Rarely available iconic late hour corner bar with exceptional lease terms. 4 AM Late Night PPA, Tavern, and Retail Food licenses are included in the sale. Licensing subject to approval. Fully built-out with all FF&E included. There is a black iron system, a walk-in cooler, and a stage ready to go.
Cross Streets	Leland Ave. & Clark St.
Business Data	
Year Established	1973 - 43 Years of Operation. No longer operating.
Approx. Gross Annual Sales	\$130,000
No. of Employees	3-5
Hours of Operation	11am-4am Mon.-Sun.
Reason for selling	Retirement
FF&E included in price?	Yes