

Bridgeport - Chicago RESTAURANT/BAR WITH TAVERN LICENSE AND OUTDOOR PATIO

234 W. 31st St. Chicago, IL 60616 - Rocky's



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



Bridgeport

Bridgeport, one of 77 community areas of Chicago, Illinois is a neighborhood on the city's South side, bounded on the north by the South branch of the Chicago River, on the west by Bubbly Creek, on the south by Pershing Road, and on the east by the Union Pacific railroad tracks. Neighboring community areas are the Lower West Side to the north, Mickinley Park to the west, Canaryville to the south and Armour Square to the east. Bridgeport today ranks among one of the four most ethnically diverse neighborhoods. The neighborhood claims the Chicago White Sox, and the original breaded steak sandwich. It is home to the Zhou B Art Center and Chicago's longest operating tavern - Schaller's Pump. While Bridgeport remains a largely working-class community, its location to the south of the city's expanding Loop puts it in direct line for future investment and development.

Rocky's Sports Restaurant - 234 W. 31st St. Chicago, IL 60616

Size (Approx.) 3,300 S.F. (Interior) 2,500 SF (Outdoors)

Licenses Tavern, Retail Food, Outdoor Patio

Rental Rate \$4,000 per Month (Net)

Price \$195,000 (Business Sale)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	23,386	123,761	380,902
2015 Female Population	24,555	131,281	393,863
2015 Total Population	47,941	255,042	774,765
2012 Total Households	19,313	103,243	308,579
Housing			
2015 Total Housing Units	24,240	109,285	326,812
Income			
2015 Median Household Income	\$36,844	\$42,682	\$45,439
2015 Per Capita Income	\$23,114	\$28,914	\$31,236
2015 Average Household Income	\$54,263	\$68,550	\$75,082

Nearby Businesses

White Sox Guaranteed Rate Field
Chinese Royal Kitchen
Dragon Bowl
Franco's Ristorante

Highlights

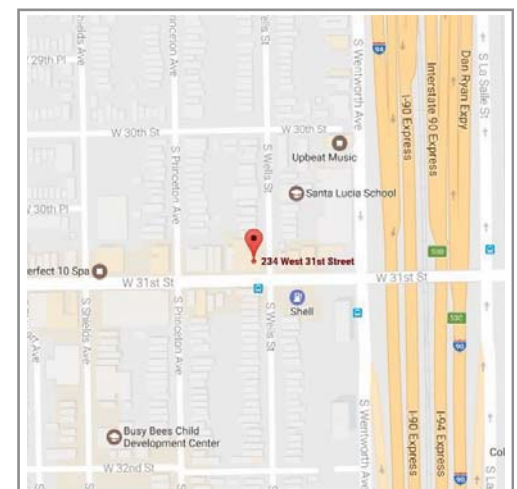
Sports bar/restaurant with a Tavern License.
Sizable outdoor patio with beer garden.
Conveniently located blocks from Sox's Guaranteed Rate Field and Dan Ryan Espressway. Become a part of the emerging Bridgeport community with diverse restaurants, bars and bakeries.

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. 1029 12-2-2013

Map

West 31st Street and South Wells Street



DATA SHEET – Rocky’s Sports Restaurant

Listing Agent/s	Juan Carlos Gomez
Transaction Type	Business Sale and Lease Assignment
Listing Status	This is a confidential listing. Do not approach employees or management. All showings must be accompanied by broker.
Property Type	Restaurant and Bar
Property Name	Rocky’s Sports Restaurant
Address	234 W. 31st St.
City, Zip	Chicago, IL 60616
Area	Bridgeport
County	Cook
BUSINESS INFORMATION	
Asking Price	\$ 195,000.00 (Business Sale)
Rental Rate	\$4,000.00/Month
Lease Type	Net
Taxes	Tenant is responsible for the property taxes levied on the premises. 2015 taxes for 2015 were \$6,398.60 for the west parcel and \$6,358.09 for the east parcel.
Yearly Adjustments	\$200-\$300/Month Annual Increases
Duration	Remaining term expires March 31, 2029.
Security Deposit	Subject to financial renew.
Size (Interior)	3,300 S.F. (Approximately)
Size (Outdoor)	2,500 S.F. (Approximately)
Basement	Unfinished for Dry Storage
Occupancy	Interior East 80, West 50, Outdoor Patio 153
HVAC Age	East 2 years, West 3 Years
HVAC (tons)	7,500 East, 10,000 West
Electric (amps)	Three Phase
Stories	Single Story
Building Type	Commercial
Parking	Street Parking and Loading Zone
Zoning	C1-3
Licenses	Retail Food, Tavern and Outdoor Patio Licenses
Ward & Alderman	Ward 11, Patrick Daley Thompson
Nearby Businesses	Sox’s Guaranteed Rate Field, Ferro’s, Dragon Bowl, Franco’s Restaurante
Property Description	Restaurant/Bar in Commercial
Cross Streets	West 31 st Street and South Wells Street
Is the business currently operating?	Yes , please do not disturb employees or management.
Business Description	Be a part of the emerging Bridgeport community. Restaurants, bakeries and bars cater to this diverse neighborhood. This business features a Tavern license and sizable outdoor rear patio for additional al fresco dining and drinking. Conveniently located blocks from Sox’s Guaranteed Rate Field and the Dan Ryan Expressway. <i>This is a confidential listing. All showing must be accompanied by listing agent. Do not disturb employees</i>

	<i>or management.</i>
Operating Hours	Sunday: 11:00 AM – 10:00 PM Monday: 11:00 AM-10:00 PM Tuesday: 11:00 AM-10:00 PM Wednesday: 11:00 AM-10:00 PM Thursday: 11:00 AM-10:00 PM Friday: 11:00 AM-2:00 AM Saturday: 11:00 AM-3:00 AM
Showings	Must Accompany Agent During Non-Operating Hours
Years of Operation	8 Years
Annual Gross Sales	Contact Agent