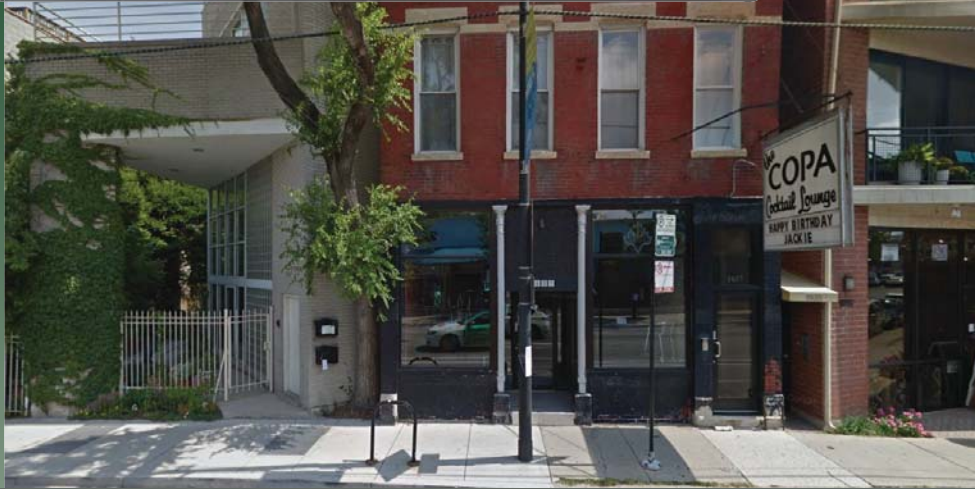


Lincoln Park - Chicago HIP LOUNGE ON CLYBOURN ENTERTAINMENT CORRIDOR

1637 N. Clybourn Ave. - Copa Lounge



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



Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

1637 N Clybourn Ave. - Copa Lounge

Size	+/- 1,100 S.F. (Business)
Licenses	Tavern
Rental Rate	\$3,200/Mo. (Modified Gross)
Price	\$79,900 (Business Sale) Price Reduced!

For additional information or to schedule a showing, contact:

Bob Borchardt

312.575.0480 Ext. 12

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

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,480	223,855	474,230
2015 Female Population	29,912	229,845	482,682
2015 Total Population	56,392	453,700	956,912
2015 Total Households	27,906	238,524	433,147
2015 Daytime Population	66,150	1,029,349	1,542,083

Income

2015 Median Household Income	\$79,410	\$73,081	\$58,666
2015 Per Capita Income	\$60,880	\$58,525	\$41,968
2015 Average Household Income	\$115,396	\$108,044	\$90,453

Nearby Businesses

Pottery Barn	Crate & Barrel
Land of Nod	Hacienda
Apple Store	Best Buy

Property Description

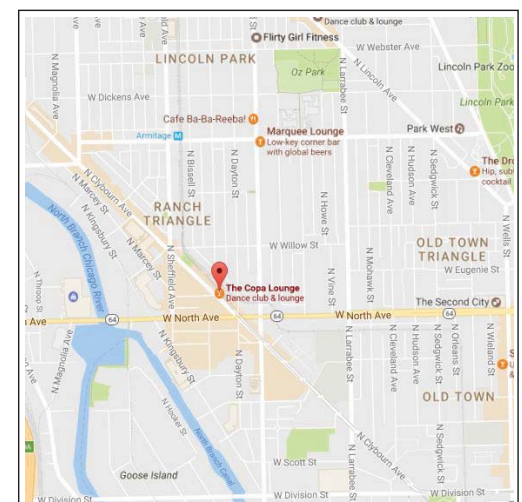
Chic, intimate lounge/tavern located on Clybourn Entertainment Corridor. Prime Lincoln Park location surrounded by performance theaters, national retailers and restaurants including The Apple Store and Hacienda. Attract Clybourn Ave. shoppers, after work crowds and DePaul students. Great opportunity for existing or first time operators. Holds Tavern License.

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. 468 4-18-2014

Map

Clybourn Ave. & Concord Pl.



COPA LOUNGE DATA SHEET

Agent	Bob Borchardt bob@kudangroup.com
Transaction Type	Business Sale with Lease
Property Name	Copa Lounge
Address	1637 N. Clybourn Ave.
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park/Clybourn Corridor
County	Cook
Sale Price	\$79,900 (Business Sale) <i>PRICE REDUCED!</i>
Rental Rate	\$3,200 Monthly
Lease Type	Modified Gross
Lease Term	TBD
Yearly Adjustment	TBD
CAM & Insurance	Included
Security Deposit	TBD
Building Type	Multi- Use, Brick
Stories	1
Square Feet	+/- 1,100 SF (Approx.) + Full Basement
Parking	Street
Zoning	B1-2
Licenses	Tavern
Type of Basement	Full
Ceiling Heights	+/- 10 ft.
Ward	32 nd - Scott Waguespack
Nearby Businesses	Pottery Barn, Land of Nod, Apple Store, Best Buy, Crate&Barrel, Hacienda, etc.
Property Description	Chic, intimate lounge/tavern located on Clybourn Entertainment Corridor. Prime Lincoln Park location surrounded by performance theaters, national retailers and restaurants including The Apple Store and Hacienda. Attract Clybourn Ave. shoppers, after work crowds and DePaul students. Great opportunity for existing or first time operators. Holds Tavern license.
Cross Streets	Clybourn/Concord Place
360 Virtual Tour	http://goo.gl/maps/7yodq