



THE FRANKLIN ROOM

JAMESON.

MARKETING
PACKAGE

675 N. FRANKLIN STREET

DBA: THE FRANKLIN ROOM; BUSINESS WITH REAL ESTATE

MIKE COSTANZO

BUSINESS BROKER // SENIOR ASSOCIATE

mcostanzo@jameson.com

312.399.5080

675 N. FRANKLIN STREET, CHICAGO

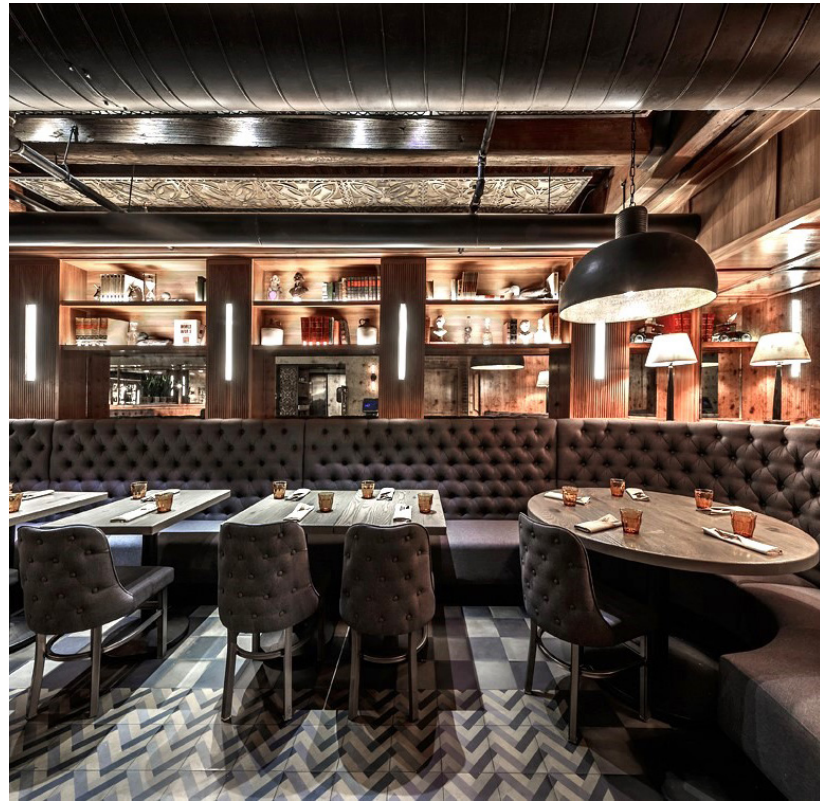
FOR SALE: \$1,550,000 YEAR BUILT: 1949

BUILDING SIZE: 2,995 SF CONDO ZONING: PD-326

BUSINESS AGE: 10 YEARS CONSTRUCTION: MASONRY

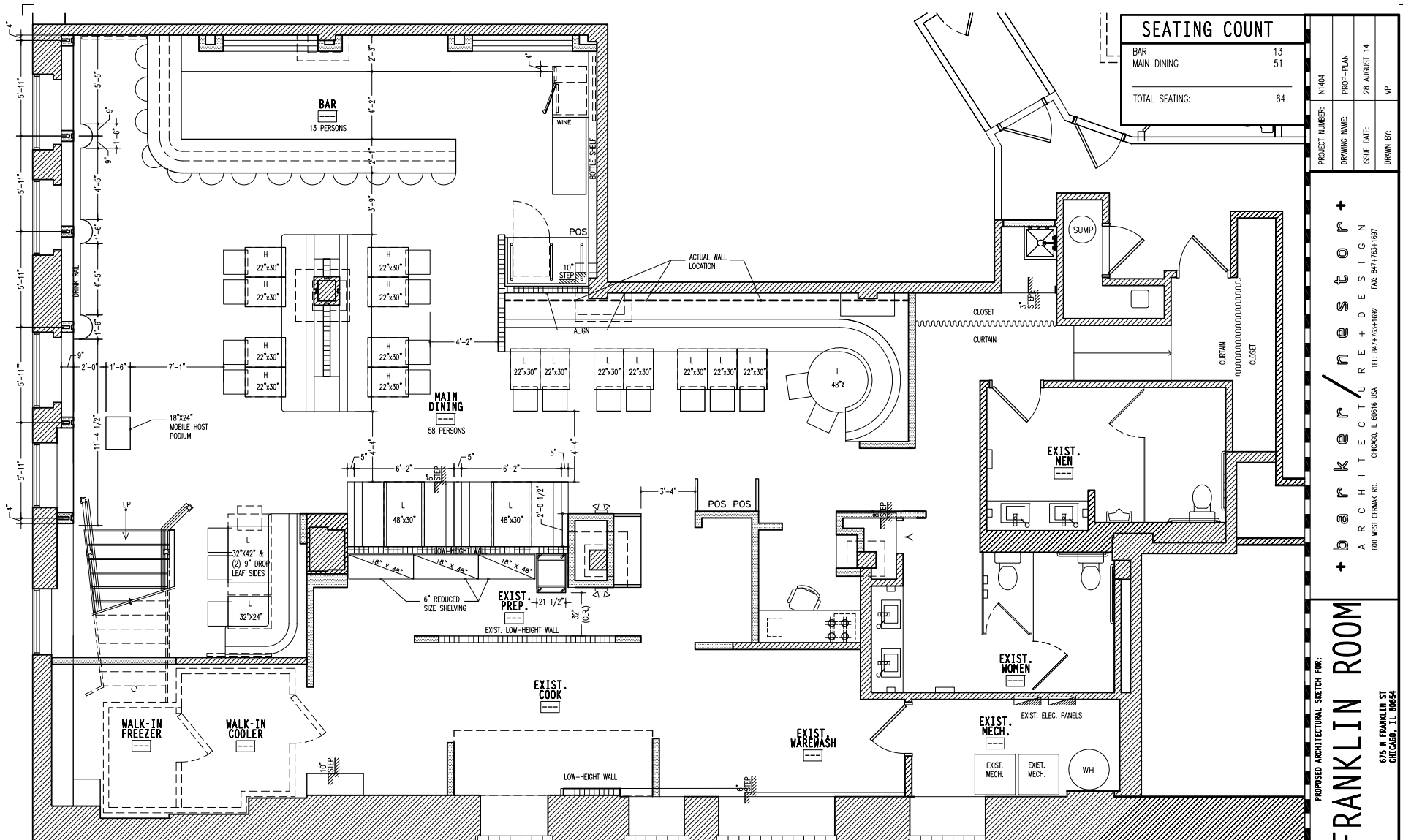
PROPERTY HIGHLIGHTS

- The Franklin Room is River North's sophisticated, subterranean restaurant and cocktail bar.
- The well-appointed business and its 2,995 square foot commercial condo are for sale.
- High grossing revenue with significant cash flow.
- The business has been operating since 2014 and has received excellent reviews.
- High-caliber fixtures, furniture, and equipment are included.
- Sidewalk cafe capability.
- 2022 RE taxes: \$39,079.64.
- 2023 Condo assessments: \$5,335.
- Zoning: PD-326.
- Contact listing agent for showing times.
- Proof of Funds Required Prior to Showing.
- 3% Co-Op Commission.
- **DO NOT DISTURB EMPLOYEES**



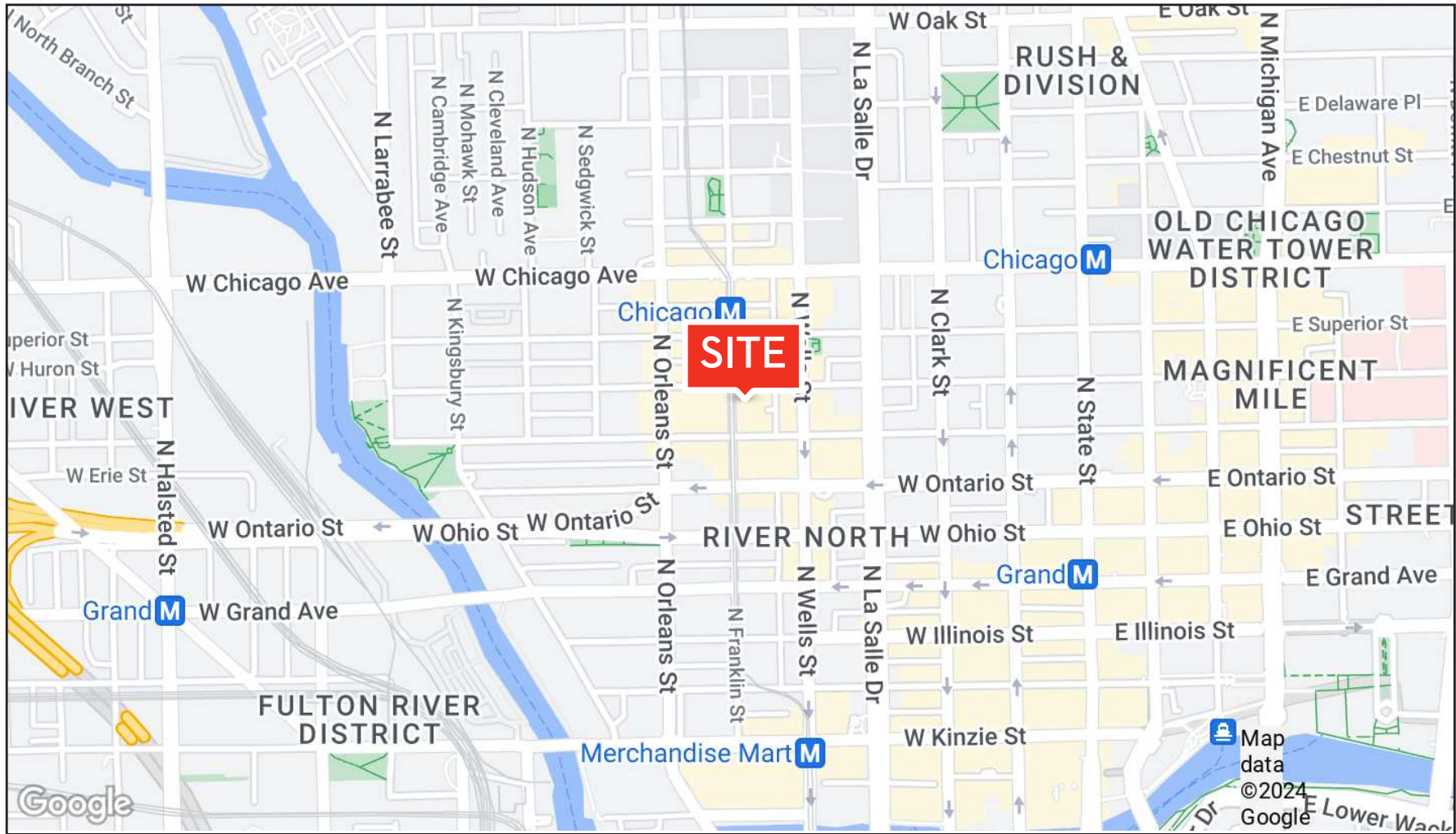


PROPERTY FLOOR PLAN



ASK1401 PROPOSED LAYOUT
 SCALE: 3/16"=1'-0"
 0 1 2 3

PROPERTY SITE MAP



TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY

Chicago Avenue Station
Brown & Purple Lines

WALK

1 min

DISTANCE

0.1 mi

Merchandise Mart Station
Brown & Purple Lines

9 min

0.5 mi

Chicago Avenue Station
Red Line

11 min

0.3 mi

COMMUTER RAIL

Chicago Ogilvie Transportation Center
(Union Pacific North Line)

DRIVE

3 min

DISTANCE

1.2 mi

Chicago Union Station
(Burlington Northern-Sante Fe Railway Line)

5 min

1.5 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

26 min

DISTANCE

17.0 mi

Chicago Midway International Airport

20 min

11.7 mi

CHICAGOLAND MARKET DATA

9.6 MILLION+

population • 3rd largest in the United States

3RD LARGEST

gross metropolitan product exceeding \$650 BN

4.6 MILLION+

employees • 3rd largest labor pool in the U.S.

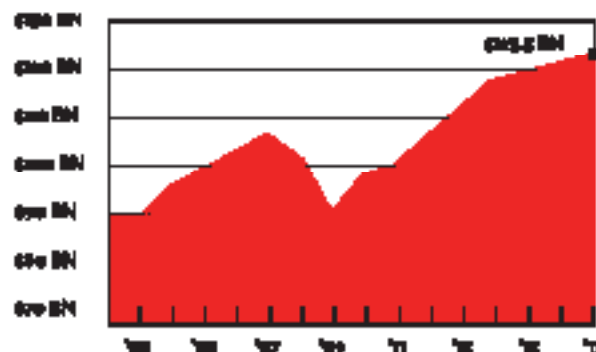
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,500 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$223.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%

DIVERSIFIED WORKFORCE

the largest portion of the workforce employed by any single industry

EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

WORLD'S BUSIEST AIRPORT, O'HARE INTERNATIONAL AIRPORT

79,828,183 passengers

903,000 flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metro trains provide service to and from downtown Chicago with 341 stations over 11 hours.

303 MILES OF BIKE LANES

2nd highest percentage of commuters riding their bikes to work

714K

people with bachelor's degree or greater live in the City of Chicago



145K

annual graduates from 139 degree-granting colleges & universities



CULTURE + REC

Chicago was the second most visited city in the United States with 526 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (3,604,753 Chicago metro) in 52 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World Series



CHICAGO CUBS
3 World Series



CHICAGO BEAR
6 Championships

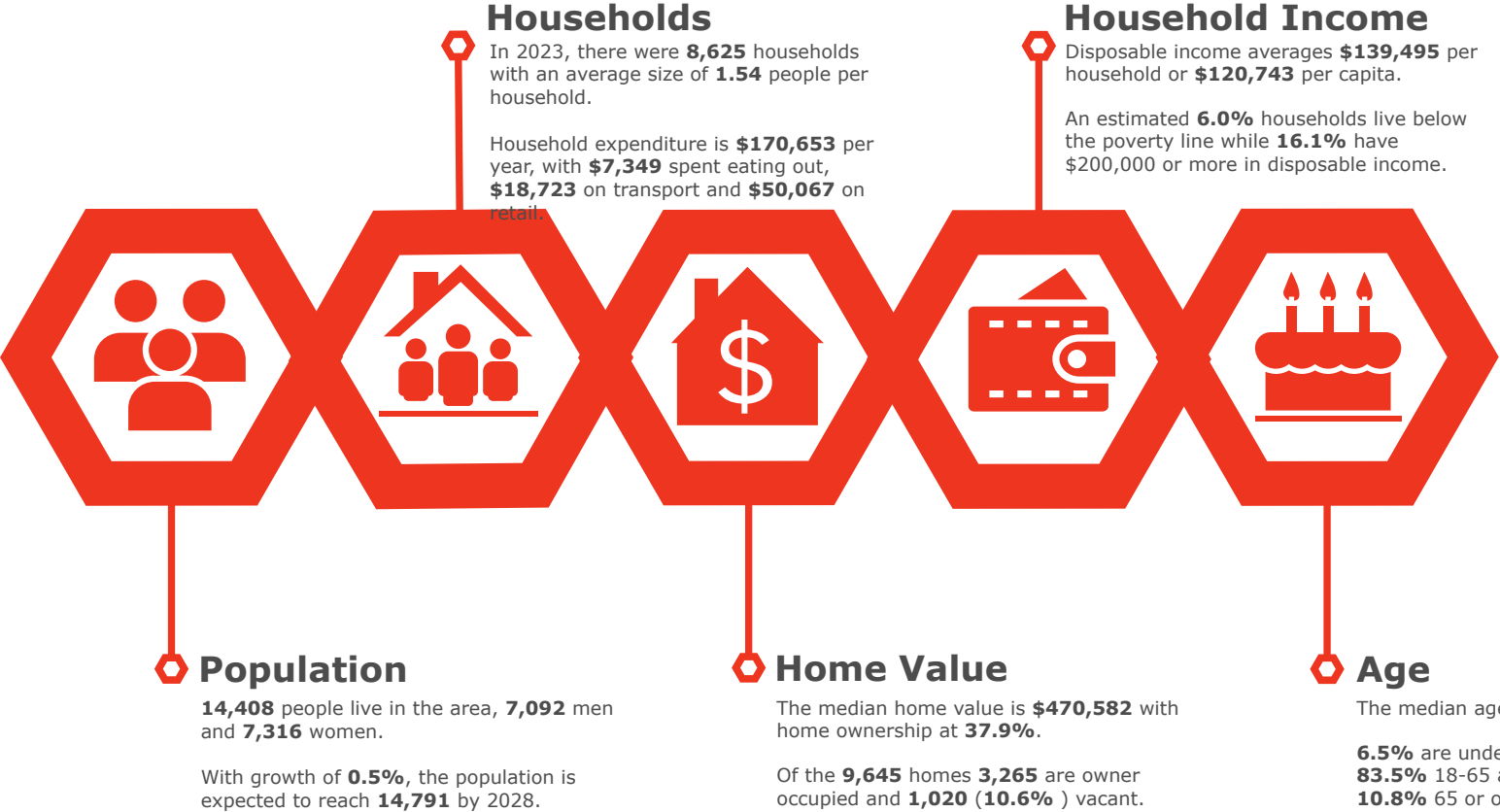


CHICAGO BLACK SOX
6 Stanley Cups



CHICAGO BULLS
6 NBA Championships

DEMOGRAPHIC INSIGHTS



Source: Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2023, 2017-2021, 2028.

ABOUT YOUR AGENT



MCOSTANZO@JAMESON.COM
312.399.5080

■ ABOUT MIKE

Mike Costanzo is one of the leading consultants and sales advisors in the Chicago marketplace in the area of entertainment and hospitality. He brings many years of experience and expertise to a licensed liquor establishment; whether a nightclub, tavern, restaurant, or liquor retailer. Mike exclusively brokers bars, nightclubs, and restaurants with and without real estate. After more than 25 years of operating and owning bars, Mike brings a comprehensive knowledge base and unique perspective to this market. In the last 20+ years, he has successfully brokered businesses and real estate in Lincoln Park, the Gold Coast, Wrigleyville, Bucktown, Lakeview, Lincoln Square, South & West Loop, River North, River East, and River West.

Mike has consistently produced results for his growing client base in advising them relative to the Chicago marketplace in the areas of food, liquor, retail sales and business brokerage. His record of sales and consistently solid advice has placed him in the top 1% of the Brokers in his market place. When you need an expert, you can call on Mike Costanzo. Mike is both a licensed business broker and a licensed real estate broker.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

JAMESONCOMMERCIAL.COM