



Restaurant / Retail
For Lease
Jim Martin
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Second
Generation
Restaurant
For Lease
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SALE

Printer's Row Restaurant For Sale

731-733 S DEARBORN ST

Chicago, IL 60605

PRESENTED BY:

JIM MARTIN

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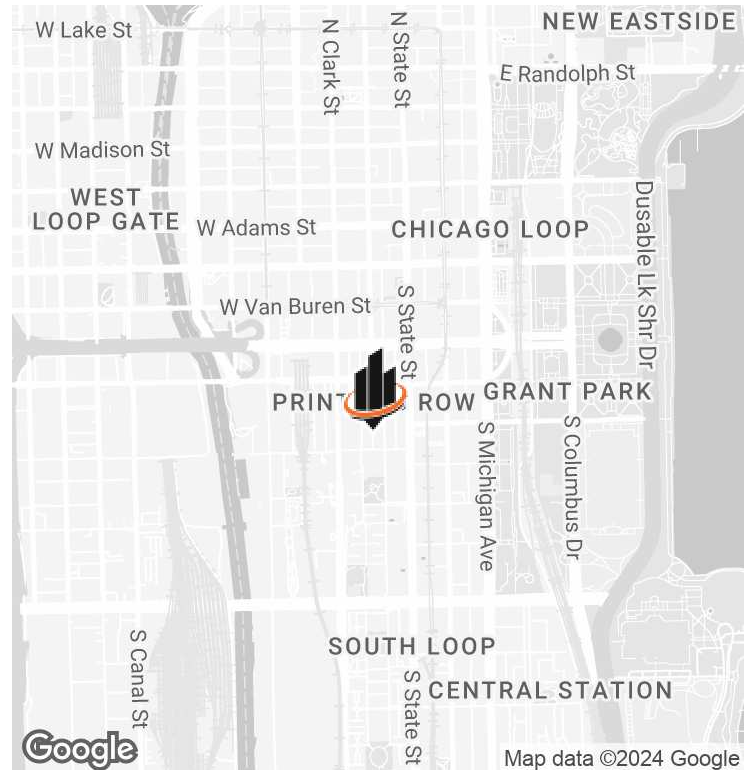
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$679,000
BUILDING SIZE:	2,200 SF
PRICE / SF:	\$308.64
ZONING:	DX-12
MARKET:	Chicago
SUBMARKET:	South Loop
NEIGHBORHOOD	Printer's Row

PROPERTY OVERVIEW

Rarely available second-generation restaurant with real estate available for sale in Chicago's historic Printer's Row neighborhood. Infrastructure in place includes type one black iron ventilation hood, sinks, walk-in coolers, and ADA restrooms. The unique loft-like space features include terrazzo floors, exposed brick walls, and high ceilings. Pedestrian-friendly sidewalks offer the opportunity for additional outdoor dining in the warmer months.

PROPERTY HIGHLIGHTS

- Commercial Condominium
- Historic Donohue Building
- Loft-Like Interior
- Type One Black Iron In Place
- Strong Demographics

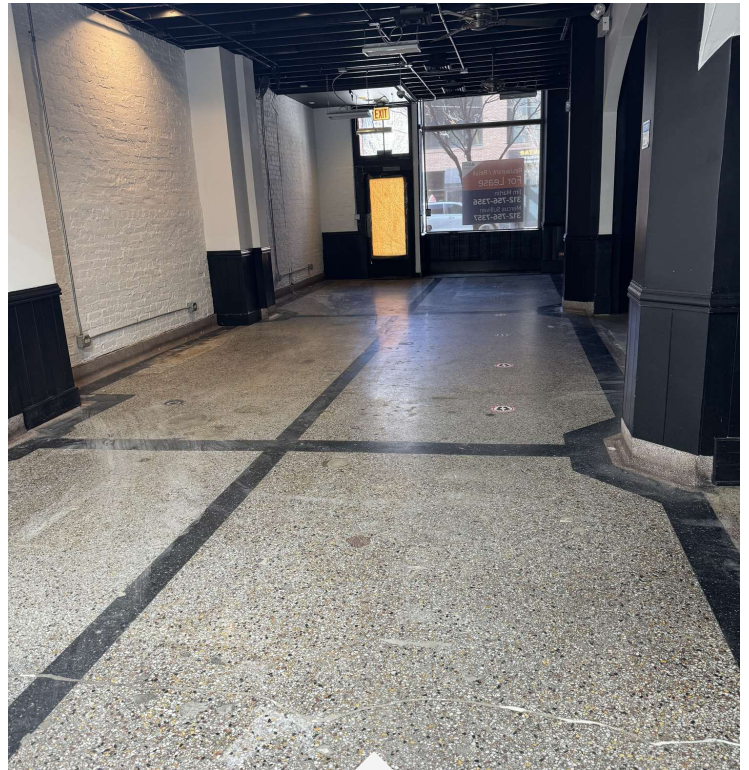
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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	The Donohue Building
PROPERTY TYPE	Mixed Use
PROPERTY SUBTYPE	Restaurant
	1716-407-021-1093
APN	1716-407-021-1094
	1716-407-021-1125
FIRST FLOOR SIZE	2,200 SF
LOWER LEVEL	2,200 SF
2023 PROPERTY TAXES	\$25,313.83
ASSOCIATION FEES	\$1,857.70/Month
AVERAGE FLOOR SIZE	2,200 SF

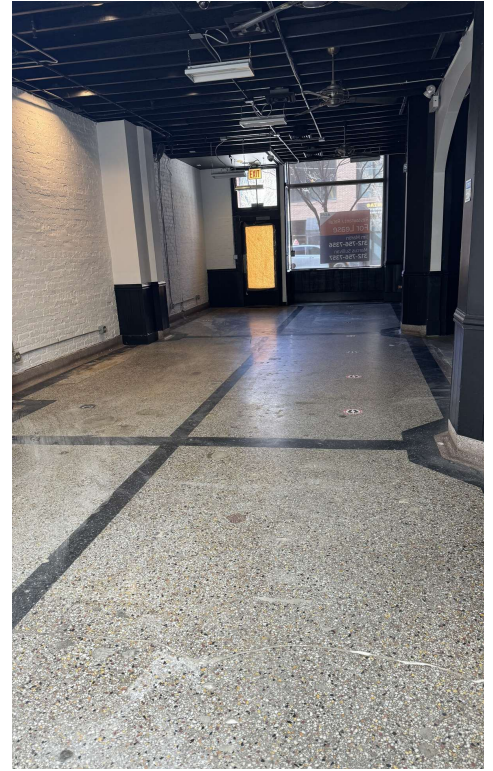
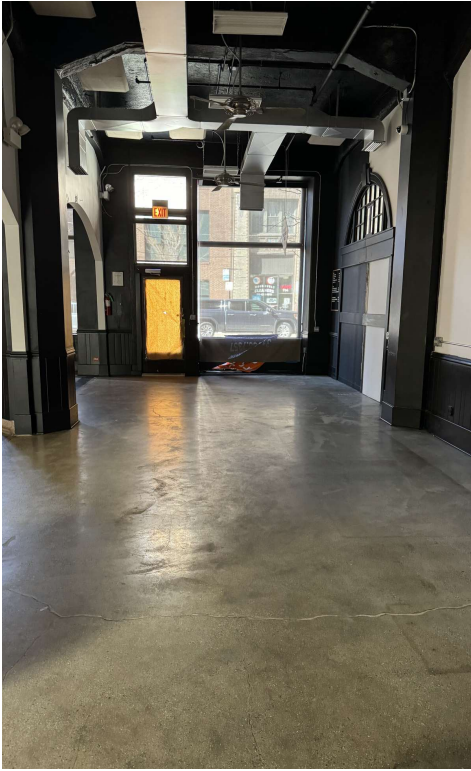
Rarely available second-generation restaurant with real estate available in Chicago's historic Printer's Row neighborhood. Existing infrastructure includes type one black iron ventilation hood, sinks, walk-in coolers, and ADA restrooms. Unique loft-like space featuring terrazzo floors, exposed brick walls, and high ceilings. Pedestrian-friendly sidewalks offer the opportunity for outdoor dining in the warmer months.



- Commercial Condominium
- Historic Donohue Building
- Infrastructure In Place
- DX-12 Zoning

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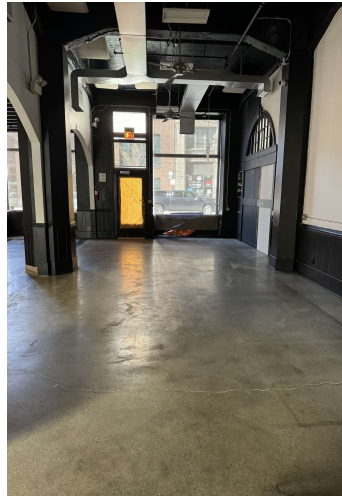
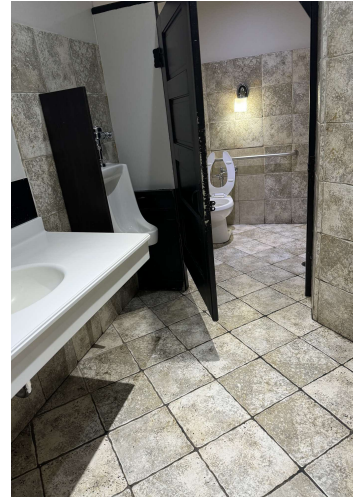
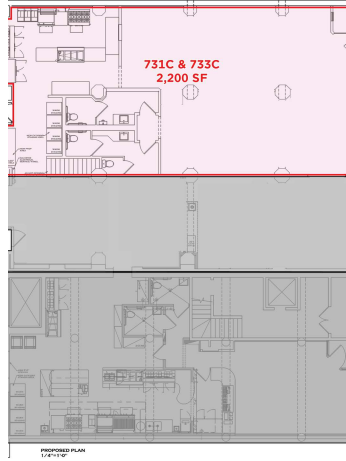
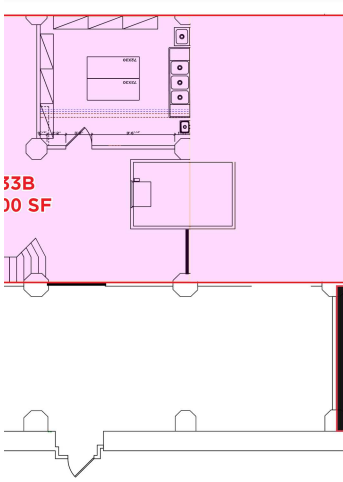
ADDITIONAL PHOTOS



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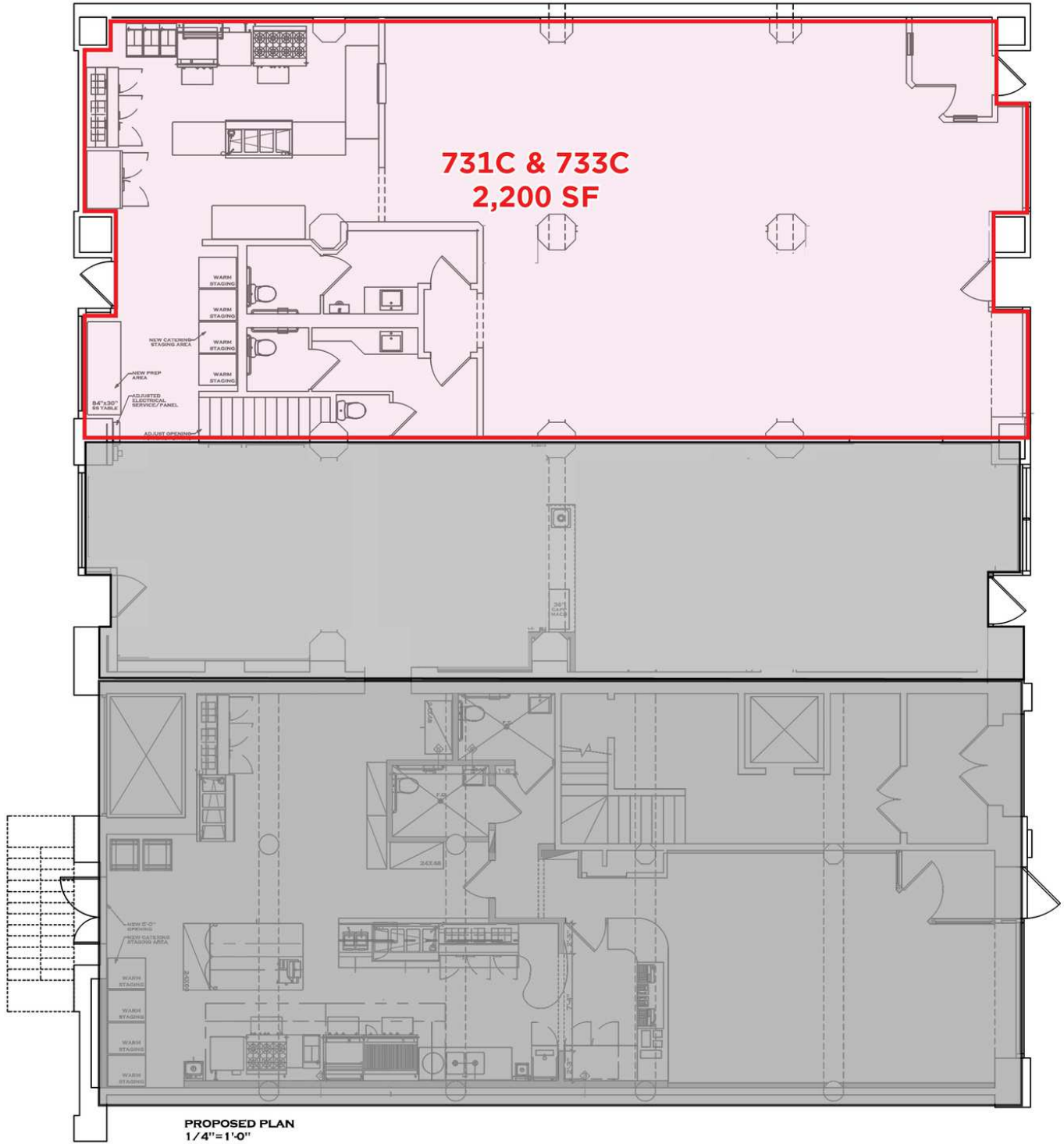
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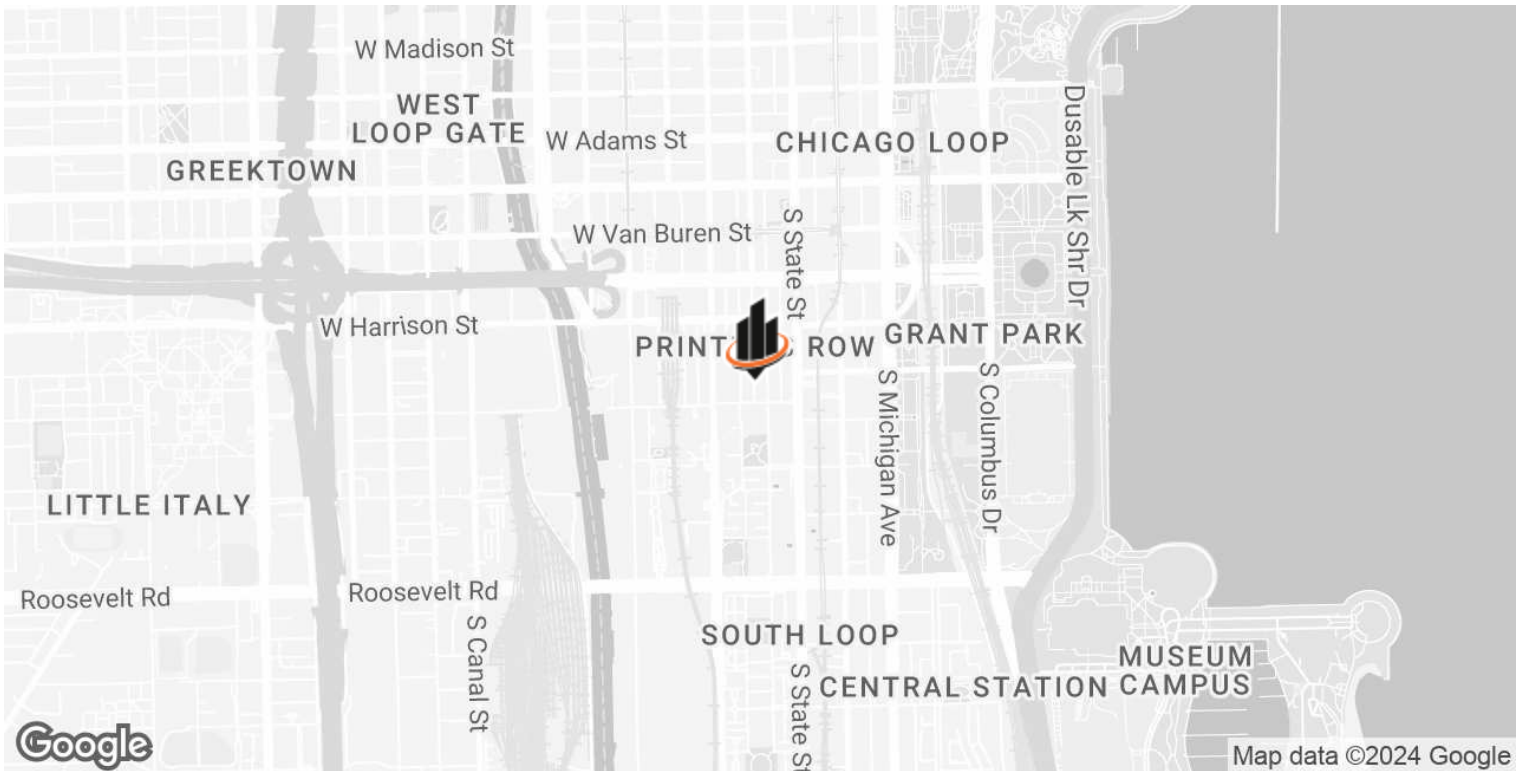
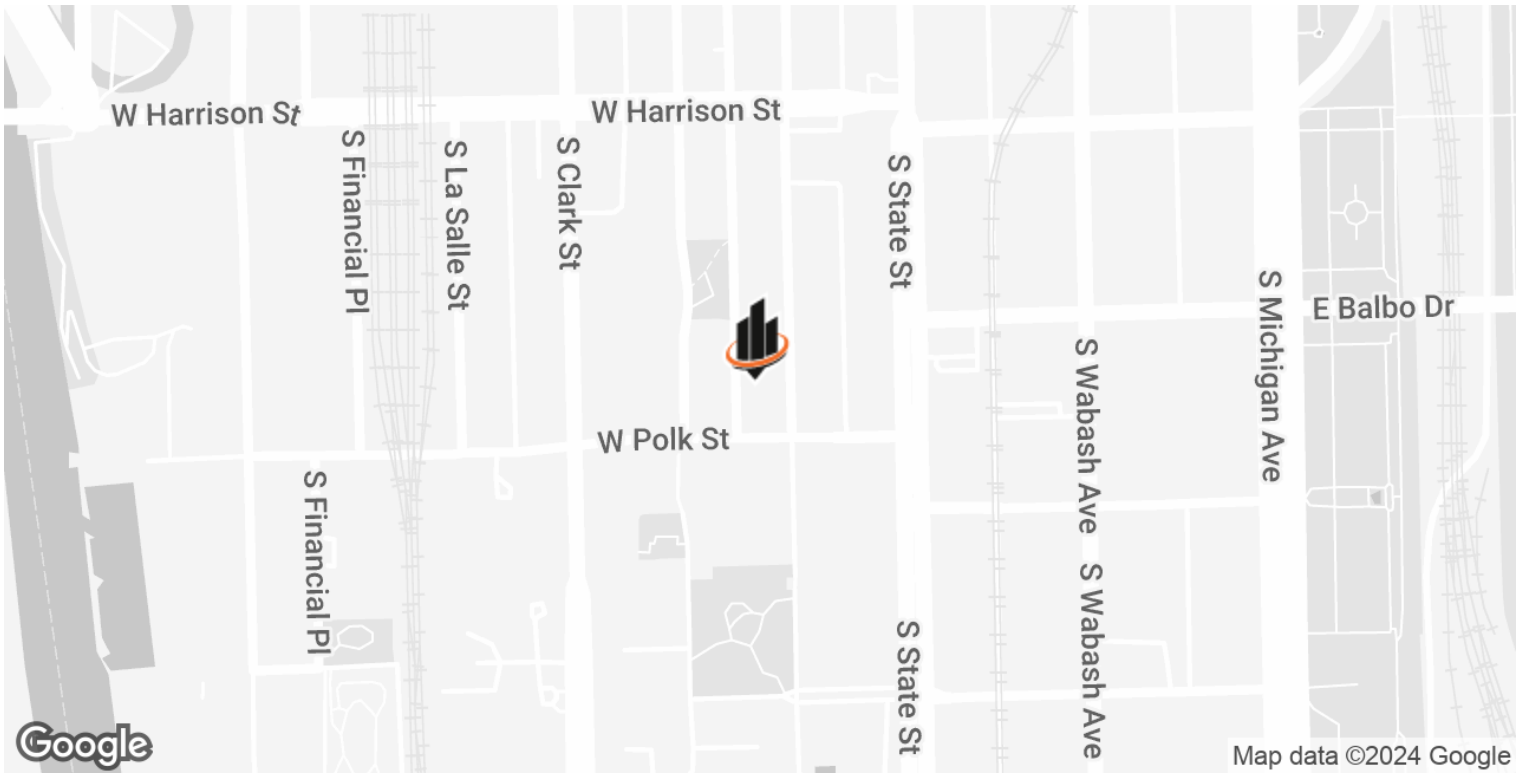
FLOOR PLAN



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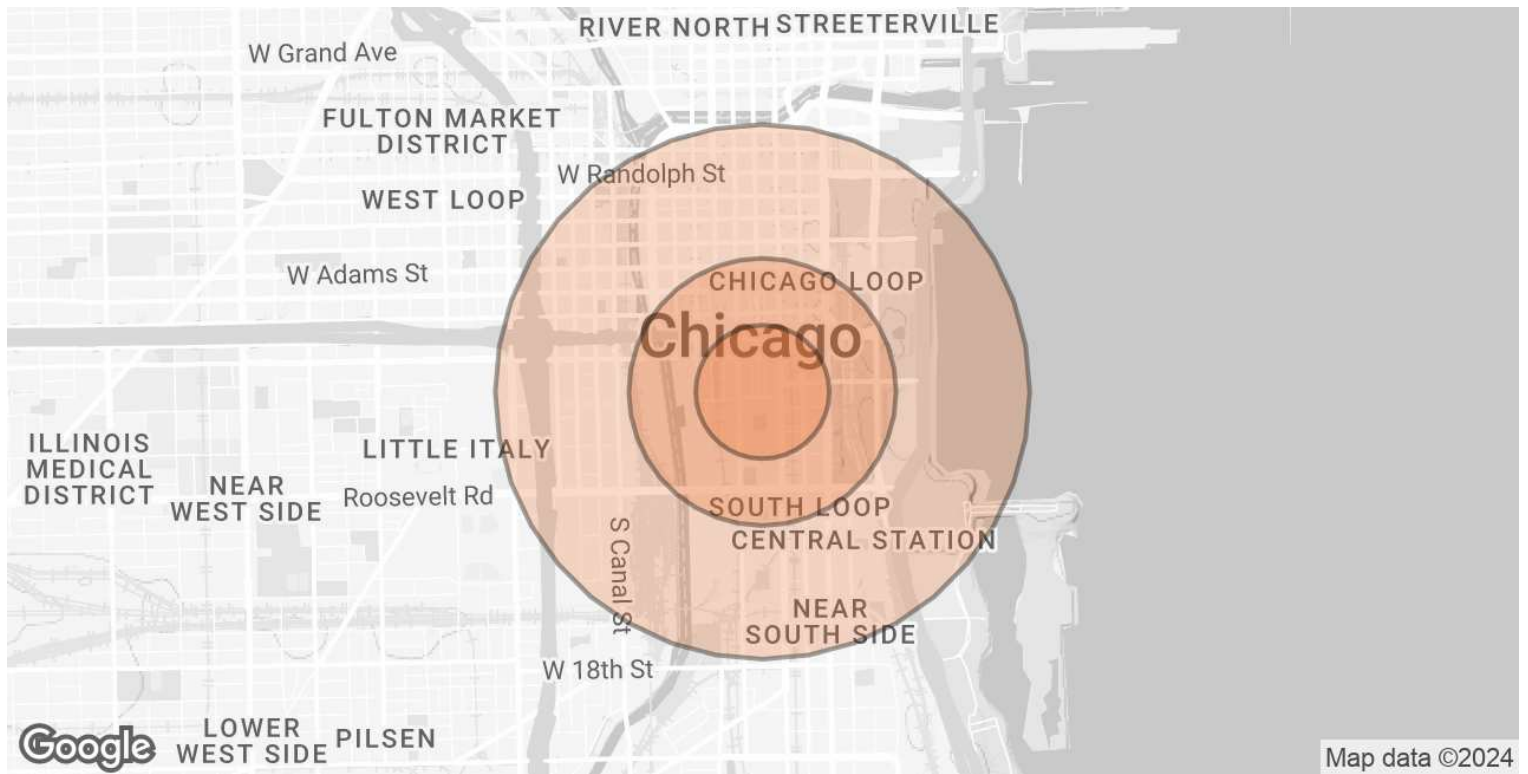
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	8,808	21,042	56,231
AVERAGE AGE	34.4	32.3	33.4
AVERAGE AGE (MALE)	35.2	32.8	34.4
AVERAGE AGE (FEMALE)	35.0	32.6	32.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5,263	12,621	32,818
# OF PERSONS PER HH	1.7	1.7	1.7
AVERAGE HH INCOME	\$113,168	\$115,814	\$139,943
AVERAGE HOUSE VALUE	\$312,276	\$351,505	\$421,598

2020 American Community Survey (ACS)

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