

# Bucktown

## Two story second generation restaurant and bar for sale.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

Former Bristol, 2152 N. Damen Ave., Chicago, IL



### Demographics

Population	1-Mile	5-Mile
2022 Population	54,588	1,160,376
2027 Population	53,093	1,115,082
Annual Growth 2022-2027	-2.74%	-3.90%

### Households

2022 Households	251,632	545,518
Annual Growth 2022-2027	-3.1%	-3.7%

### Income

Avg. Household Income	\$135,416	\$88,156
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Source: Costar

### Nearby Businesses

Skyline Smiles	Web Pub
Pinnacle Dermatology	Old Town Med Spa
Movimento Brazilian Jiu-Jitso	
KHOI	
The Royal Grocer & Co.	

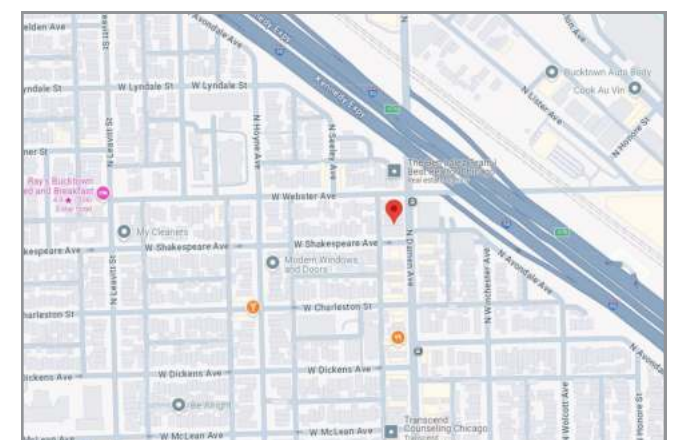
### Location: Bucktown

Bucktown is a hive of activity that draw shoppers hunting for unique finds, foodies looking for the trendiest eats, and bar hoppers searching for late-night buzz. A good way to see the area is on The 606, a repurposed rail line that gives you an elevated view of four distinctive Chicago neighborhoods: Wicker Park, Bucktown, Humboldt Park, and Logan Square. You'll find walkers, joggers, bikers, public parks, art installations, overlooks, and more all along the 2.7-mile stretch.

—choosechicago.com

### Map

On North Damen Ave., between West Shakespeare Ave. and West Webster Ave,



### Business Description

Seize the chance to own a prime two-story restaurant property, formerly home to Bristol. This warm, second-generation space is perfect for a neighborhood eatery and bar. Key features include grand wooden bi-folding doors for an inviting al-fresco experience, charming exposed brick walls, built-in bars on each floor and a large exhaust hood. Located on Damen Ave., a bustling, pedestrian-friendly street renowned for its acclaimed restaurants.

**Purchase Price:** \$1,600,000 (RE) **Property Taxes:** 4,153 SF (Bldg.), 2,500 SF (Lot)

**Lease Rate:** \$30/SF NN **OpEx:** \$1.95/SF

**Size (Approx.):** 4,153 SF (Bldg.), 2,500 SF (Lot) **Zone:** B3-2

### For additional information or to schedule a showing, contact:

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