

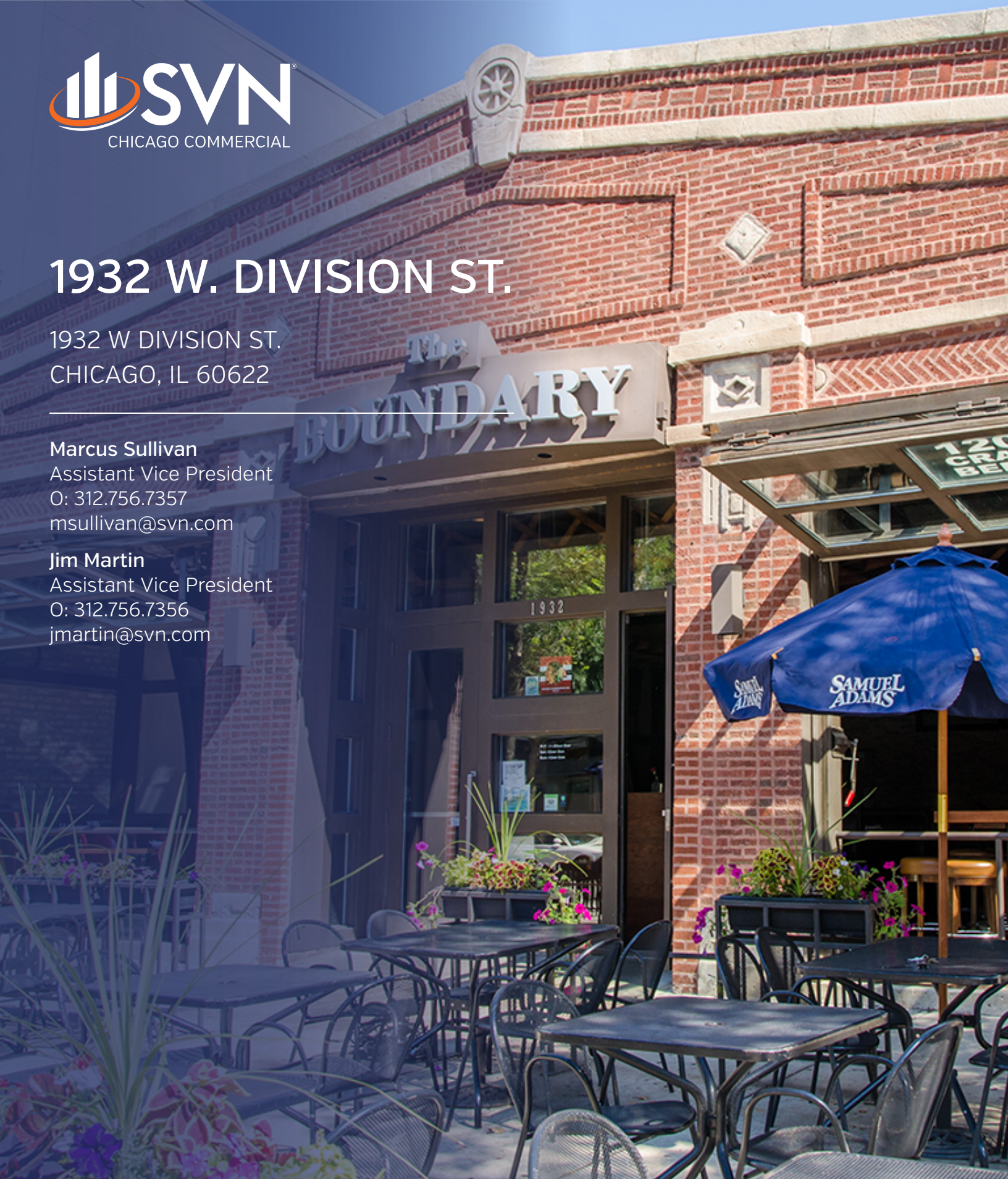


1932 W. DIVISION ST.

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CHICAGO, IL 60622

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Business Summary



OFFERING SUMMARY

Business Sale Price:	\$75,000
Licenses:	Retail Food, Incidental Liquor, Sidewalk Cafe
Year Built:	2006
Business Size:	5,025 SF
Last Renovated:	2015
Zoning:	B3-2
Market:	Chicago
Submarket:	Wicker Park

BUSINESS OVERVIEW

This former sports bar/tavern is a neighborhood favorite for games, interactive social activities, and local sports excursions. A new owner-operator can take advantage of recent infrastructure upgrades and improvements in 2015. The classic bow-truss building design allows for an open floor plan with high ceilings. This business is being sold for a small fraction of the buildout cost. A detailed list of furniture, fixtures, and equipment will be provided upon request.

Located on one Chicago's busiest retail corridors The Boundary has been a fixture on West Division Street since 2007. The location benefits from a high visibility street presence with a spacious sidewalk cafe and roll-away doors.

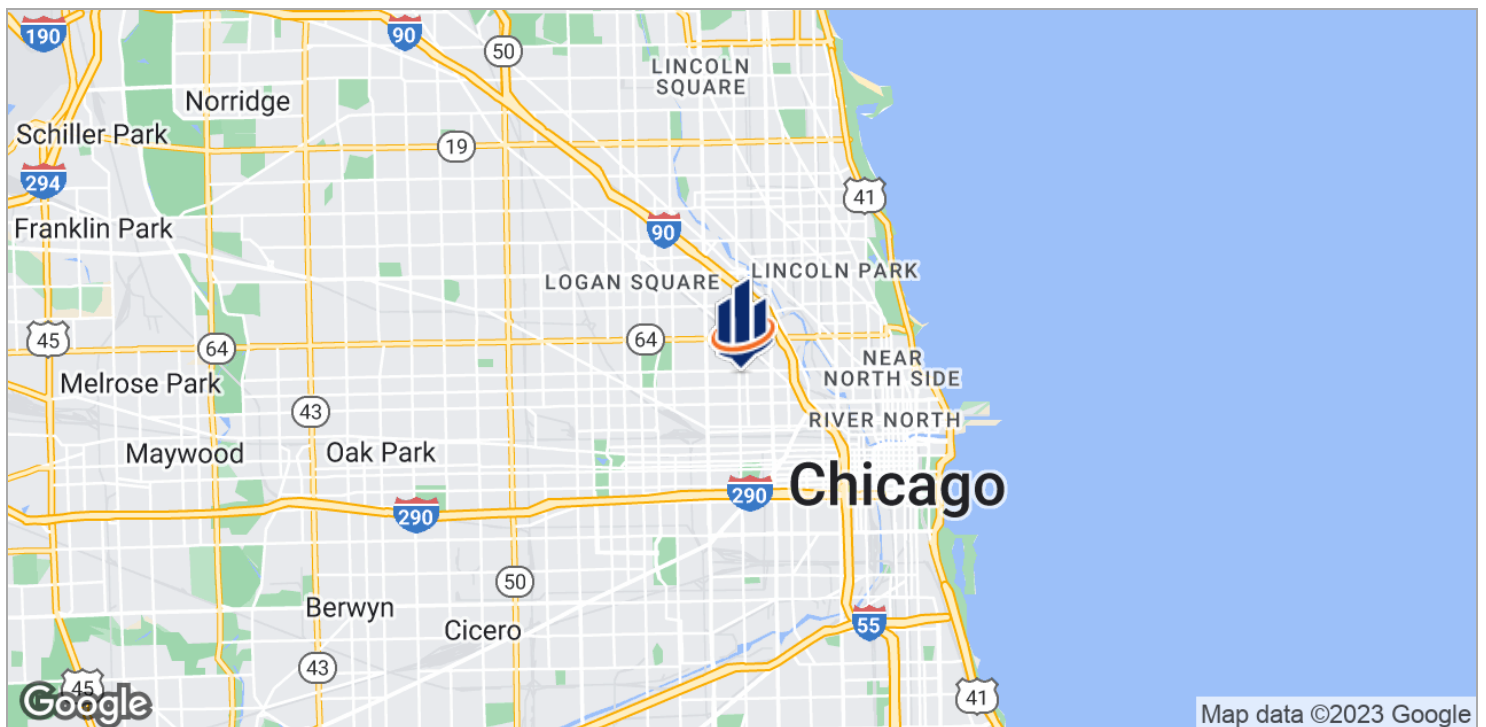
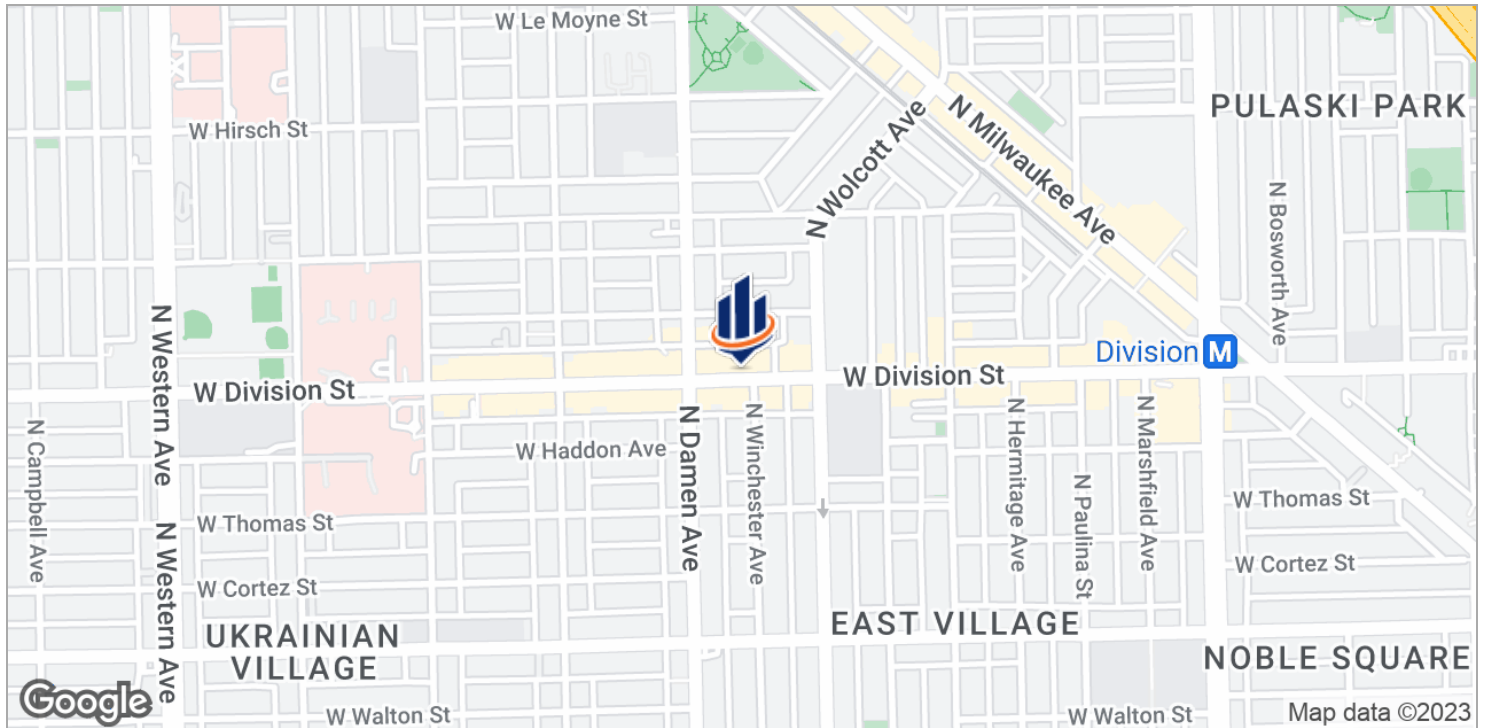
BUSINESS HIGHLIGHTS

- Excellent Street Presence
- Ample Outdoor Seating
- Large Occupancy
- Strong Co-Tenancy
- 21 High Definition TV'S
- Easy To Reconcept

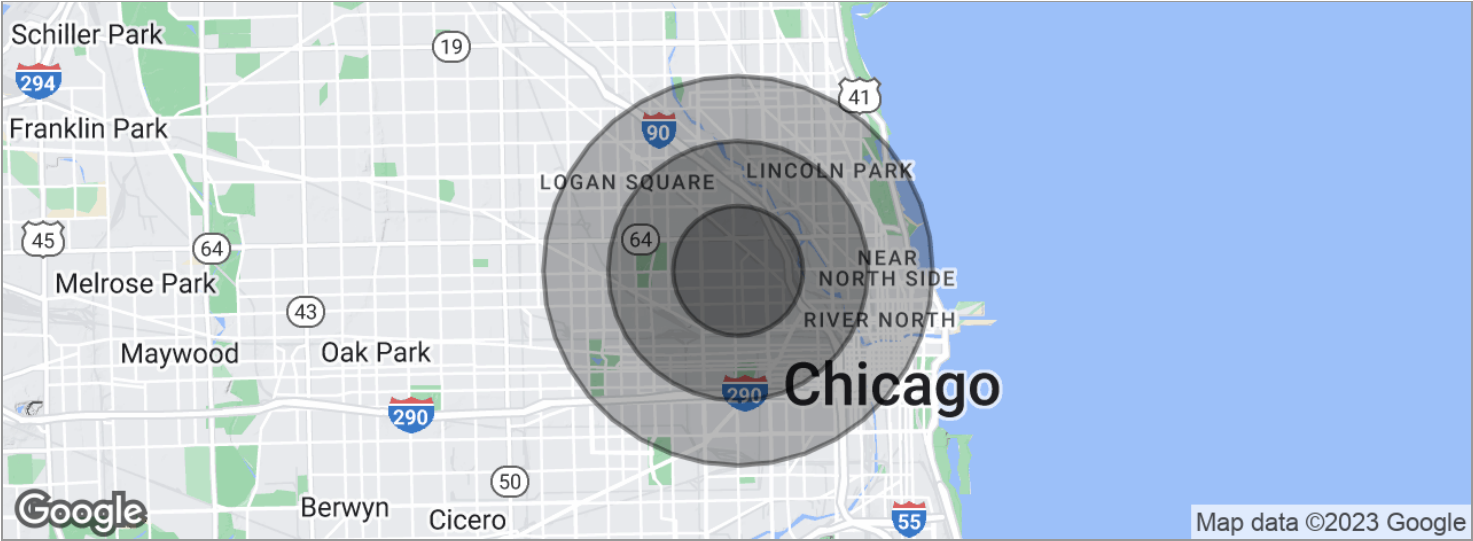
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	39,859	145,138	269,645
Median age	33.9	36.4	36.0
Median age [Male]	33.9	36.5	35.8
Median age [Female]	33.9	36.3	36.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	23,439	83,739	142,144
# of persons per HH	1.7	1.7	1.9
Average HH income	\$118,995	\$122,872	\$110,560
Average house value	\$420,453	\$497,014	\$491,402

* Demographic data derived from 2020 ACS - US Census

Demographics Report

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