

West Loop - Chicago

#1 RANKED FAST CASUAL RESTAURANT IN THE COUNTRY

Freshii - 1164 W. Madison St. Chicago, IL 60607



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

West Loop

Often called just "the West Loop," West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots that have delighted regulars for decades.

Freshii - 1164 W. Madison St. Chicago, IL 60607

Size (Approx.)	1,658 SF
Rental Rate	\$4,529 per Month (NNN)
Price	\$385,000 (Business)

For additional information or to schedule a showing contact:
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	29,514	168,918	396,663
2015 Female Population	28,929	175,773	403,763
2015 Total Population	58,443	344,691	800,426
2015 Total Daytime Pop.	549,996	1,013,399	1,445,328
Housing			
2015 Total Housing Units	17,240	157,268	366,370
Income			
2015 Median Household Income	\$85,286	\$68,253	\$57,334
2015 Per Capita Income	\$72,806	\$54,132	\$41,723
2015 Average Household Income	\$116,517	\$102,530	\$89,900

Nearby Businesses

Pure Barre
Groundswell Coffee
Mad Social
Butterfly Sushi

Description

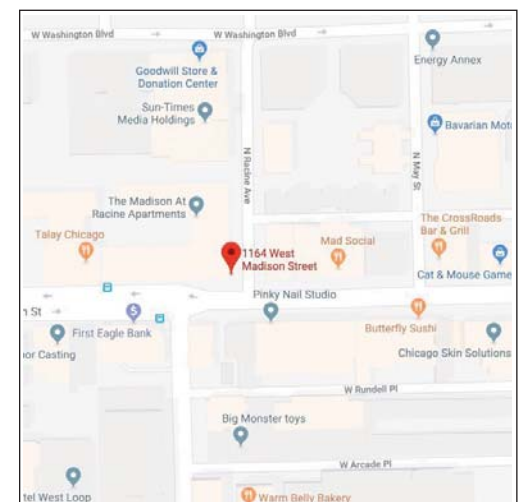
#1 Ranked fast casual restaurant in the country- Freshii. One of the fastest growing health and wellness brands in the world. All FF&E and inventory included.

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. 3/61 4-2-15

Map

Madison and Racine



Information Sheet

AgentResponsible	Georg Simos
Transaction Type	Business Sale with Lease Assignment
CONFIDENTIAL	No. <i>Operating business. Do not disturb employees or management.</i>
Type of Property	Restaurant
Property Data	
Property Name	Freshii
Address	1164 W. Madison St.
City, Zip Code	Chicago, IL 60607
Area	West Loop
County	Cook
Sale Price	\$385,000 (Business Sale)
Lease Type	NNN
Size	1,658 SF
Rental Rate	\$4,529/ Month
CAM & Taxes	\$1,375.76
Term	7 Years left on initial term plus two additional 5-year tenant options
Annual Increases	3%
Parking	Street Parking
Security Deposit	Two Months Rent
Building Type and Year Built	Mixed Use
Licenses	Retail Food
A/C & Heat	Central HVAC
Nearby Businesses	Groundswell Coffee, Pure Barre, Mad Social, Butterfly Sushi
Business Description	#1 Ranked fast casual restaurant in the country. Freshii. One of the fastest growing health and wellness brands in the world.
Location Description	Often called just "the West Loop," West Loop Gate makes up the north central area of the Near West Side, west of Chicago's Loop. It is bordered by the Kennedy Expy. to the east, Grand Ave. on the north, the Eisenhower Expy. to the south, and Ashland Ave. to the west. The neighborhood also extends to the Chicago River south of Madison St. In a relatively short time, the community has been transformed from a warehouse district into one Chicago's hottest areas for living, dining and shopping. Former factories and wholesale markets are now mostly loft condominiums, boutiques and art galleries. The neighborhood is also home to some of the city's newest and most acclaimed foodie destinations, along with well-loved classic diners and brunch spots that have delighted regulars for decades.
Cross Streets	Madison and Racine

Information Sheet

Business Data	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>
Year Established	2015
Years of Operation	3 Years
Cash Flow	\$145,000
Hours of Operation	7am – 9pm Monday through Friday. 7am – 8pm on Weekends.
FF&E included in price?	Yes
Inventory included in price?	Yes
Will seller provide training?	Yes
Growth/Expansion Possibility	Endless menu configurations through Freshii brand.