

# Forest Park - Chicago Western Suburb

## TWO STORY IRISH PUB AND RESTAURANT WITH LARGE PATIO AVAILABLE



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

Confidential Listing - #338



### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2011 Male Population	11,478	120,315	353,165
2011 Female Population	13,102	131,099	372,695
2011 Total Population	24,580	251,414	725,860
2011 Total Households	12,112	91,254	243,552
<b>Housing</b>			
2000 Total Housing Units	29,286	257,890	514,592
<b>Income</b>			
2011 Median Household Income	\$59,780	\$55,196	\$47,790
2011 Per Capita Income	\$39,520	\$27,939	\$21,623
2011 Average Household Income	\$80,201	\$76,974	\$64,443

### Nearby Businesses

This is a confidential listing. For more information all agents and clients must sign a non-disclosure agreement.

### Highlights

Well known Irish Pub and Restaurant available in Forest Park. Two story bar & eatery with additional spacious outdoor patio seating is a summer oasis. Family and party friendly restaurant serves up Irish classics and traditional bar food. With a full bar on deck, beers on tap and signature cocktails, this pub is a great after work watering hole, perfect for parties or to watch the game with friends.

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. 338 1-4-11

### Forest Park

Forest Park is a village in Cook County, a suburb of Chicago. The Forest Park train stop on the CTA Blue Line is the line's western terminus, located on the Eisenhower Expy. at Des Plaines Ave. Approximately 10 miles west from Chicago's downtown loop area, Forest Park, combines the unlimited resources of an urban setting with a small town sense of community, making it an exceptional place in which to live, work and do business. Forest Park boasts first class dining at any number of fine eateries and pubs, and plays host to a variety of regionally attended events every year. Crowned "The best in neighborhood dining" according to a 2008 Chicago Tribune readers poll, the variety of Forest Park restaurants offer something for everyone.

	Confidential Listing (Must sign NDA for more Information)
Size	6,250 S.F. (Approx.) Bldg. 8,750 S.F. (Approx.) Business 18,761 S.F. (Lot)
Licenses	Incidental Liquor, Retail Food & Outdoor Cafe
Lease Rate	\$15/SF (Net)
Price	\$350,000 (Business Sale) \$1.2M (Real Estate) \$1.550M (Bldg. & Business)



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

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### Map

#### Forest Park

