

Lincoln Park - Chicago QUICK-SERVICE RESTAURANT ON GREAT CORNER IN LINCOLN PARK

2485 N. Clark St. Chicago, IL



Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

2485 N. Clark St. Chicago, IL 60614 - Benjehuda

Size	1,800 SF (Approx.)
Lease Rate	\$3,900 per Month Base Rent Until 12/31/17
Price	\$125,000 (Assets Only)
Licenses	Retail Food

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	36,877	202,916	458,952
2015 Female Population	41,463	208,003	463,883
2015 Total Population	78,340	410,919	922,835
2015 Total Households	43,359	219,126	429,262
Housing			
2015 Total Housing Units	48,932	227,534	437,477
Income			
2015 Median Household Income	\$67,184	\$72,646	\$60,471
2015 Per Capita Income	\$60,107	\$59,091	\$44,217
2015 Average Household Income	\$103,114	\$108,330	\$92,386

Nearby Businesses

Firecakes
Walgreens
Gaslight Bar & Grill
The Pasta Bowl

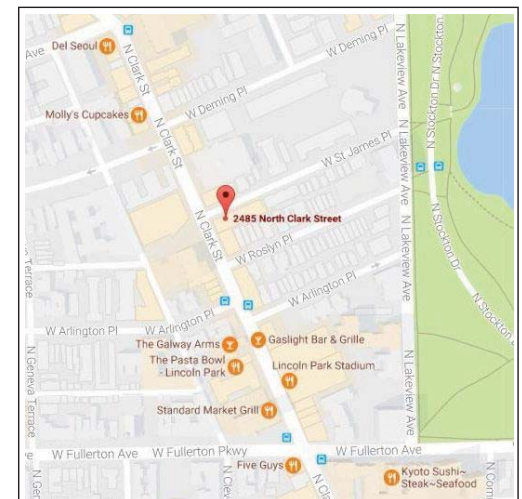
Description

Great quick-service restaurant in immaculate operating condition on an amazing corner in Lincoln Park. Includes a full kitchen, partial basement and outdoor seating. Assets for sale only; business not included.

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. 6/14/2014

Map

Clark St. and St. James Pl.



LISTING INFO

Agent(s) Responsible	Jerrod Rosen
Is this Confidential?	No
Transaction Type	Asset Sale Only- BUSINESS NOT INCLUDED
Type of Property	Restaurant
Sale or Lease	Sale
Real Estate included in price?	No
Property Data	
Property Name	Benjyehuda
Address	2485 N. Clark
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
County	Cook
Sale Price	\$125,000– ASSET SALE ONLY
Rental Rate	Until 12/31/17-\$3,900/mt base rent. \$100/mt yearly increases until 12/31/25
Lease Type	Net Lease
Lease Term	Two Five year options expiring December 31, 2025.
Taxes/CAM	Tenant is responsible to pay 40% of estimated insurance and property taxes. Estimated (\$1,300/mt)
Square Feet	1,800 SF (Approximate)
Parking	Street Parking
Licenses	Retail Food
A/C & Heat	Central
Basement	Yes- Partial
Building Type	One Story Brick
Exclusions	Please ask agent
Nearby Businesses	Firecakes, Walgreens, Gaslight Bar and Grill, The Pasta Bowl
Property Description	Great quick service restaurant in immaculate operating condition on an amazing corner in Lincoln Park with full kitchen, partial basement and outdoor seating.
Cross Streets	N. Clark St. & W. St. James Pl.

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LISTING INFO

Neighborhood Description	Lincoln Park Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.
Business Data	
Is the business currently operating?	No
Business Description	Quick Service Mediterranean
Year Established	2014
Years of Operation	3
Hours of Operation	11:00am-9pm/7 days/wk
Reason for selling	Concentrating on Loop Locations
FF&E included in price?	Yes
Inventory included in price?	No
Will seller provide training/owner financing?	No

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