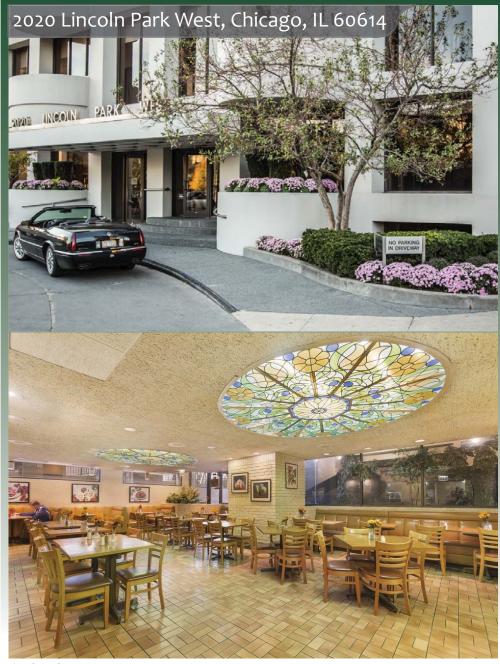
# Lincoln Park - Chicago SECOND GENERATION RESTAURANT SPACE FOR LEASE



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.

#### 2020 Lincoln Park West, Chicago, IL 60614

Size	4,650 - 10,625 S.F. (Approximately)
Lease Rate	\$18/SF NNN
CAM/Insurance/Tax	\$10/SF (Approximate)
Lease Term	Negotiable

For additional information or to schedule a showing contact:

Brian Laskov

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566 W. Lake St. Suite 225 Chicago, Illinois 60661-1411 kudangroup.com

#### Demographics

	1-mi.	3-mi.	5-mi.
Population 2015 Male Population 2015 Female Population 2015 Total Population 2015 Total Households	26,938 30,701 57,639 29,708	222,504 228,679 451,183 238,003	467,936 476,247 944,183 428,929
Housing 2015 Total Housing Units	33,149	232,329	441,444
Income			
2015 Median Household Income	\$78,493	\$73,171	\$58,845
2015 Per Capita Income	\$61,768	\$58,884	\$42,255
2015 Average Household Income	\$114,024	\$108,181	\$90,714

#### **Nearby Businesses**

Park West PNC Bank
Geja's Cafe Starbucks
Blanchard R.J. Grunts
Ranalli's Vanille Patisserie

#### Description

This second generation restaurant space at the base of a 440 unit apartment complex is available for all use, including retail, office or medical. Located amongst local staples such as Chicago Pizza and Oven Grinder Company, R.J. Grunts, Geja's Café and Park West entertainment venue. Locals and tourist alike enjoy nearby attractions such as the Lincoln Park Zoo (3M visitors\*), Peggy Notebaert Nature Museum (250,000 visitors\*), Green City Market (Up to 10,000 visitors\*\*) at Lincoln Park and North Avenue Beach (6.5M visitors\*) which attract 2 million visitors for the Air and Water Show.

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. 1026 8-23-2013

#### Мар

Lincoln Park West and Clark Street



<sup>\*</sup>Approximate Annual Attendance

<sup>\*\*</sup>Approximate Days Attendance

### DATA SHEET – 2020 Lincoln Park West

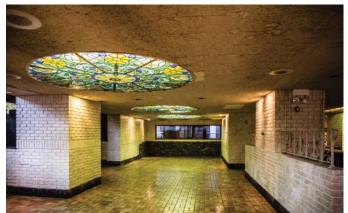
Listing Agent/s	Brian Lascov Brian@kudangroup.com			
	Juan Carlos Gomez JuanCarlos@kudangroup.com			
Transaction Type	Lease			
Property Type	Restaurant, Retail or Office			
Area	Lincoln Park			
County	Cook			
Property Data				
Address	2020 Lincoln Park West			
City, Zip Code	Chicago, IL 60614			
Area	Lincoln Park			
Rental Rate	\$18/SF			
Lease Type	NNN			
Lease Term	Negotiable			
Yearly Adjustment	Negotiable			
CAM/Insurance/Taxes	\$10/ SF (Approximate)			
Security Deposit	Negotiable			
Stories	1			
Size	4,650-10,625 S.F. (Approximately)			
Parking	Street Parking			
Zoning	RM-6.5			
A/C & Heat	Contact Agent			
Electric (amps)	Contact Agent			
Building Type	Commercial Condo in Multi-Story Residential Complex			
Ward & Alderman	43, Michele Smith			
Nearby Businesses	Park West, Geja's, Blanchard, Ranalli's, PNC, Starbucks, R.J. Grunts, Vanille Patisserie, Riccardo Enoteca & Trattoria, Chicago Pizza and Oven Grinder Company			
Space Description	This second generation restaurant space at the base of a 440 unit apartment complex is available for all use, including retail, office or medical. Located amongst local staples such as Chicago Pizza and Oven Grinder Company, R.J. Grunts, Geja's Café and Park West entertainment venue. Locals and tourist alike enjoy nearby attractions such as the Lincoln Park Zoo (3M visitors*), Peggy Notebaert Nature Museum (250,000 visitors*), Green City Market (Up to 10,000 visitors**) at Lincoln Park and North Avenue Beach (6.5M visitors*) which attract 2 million visitors for the Air and Water Show.  *Approximate Annual Attendance			
	**Approximate Days Attendance			
Highlights	<ul> <li>High Visibility</li> <li>Fully Built-Out Restaurant</li> <li>Two Exhaust Hoods, Walk-In Freezer, Walk-In Cooler, Air Conditioning Units Left in Space</li> <li>Near Lighted Intersection, Lake Shore Drive and Clark Street 24 Hour Bus Line</li> </ul>			
Cross Streets	Lincoln Park West and Clark Street			



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## **PHOTOS**



















## **PHOTOS**

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## **FLOOR PLAN**



