

# Gold Coast - Chicago Newly Built-Out Restaurant/Bar Near Magnificent Mile

Confidential Code #1035



**OPERATING BUSINESS.**

**DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

## Gold Coast

The Gold Coast Historic District is part of Chicago's Near North Side community area, it is roughly bounded by North Avenue, Lake Shore Drive, Oak Street, and Clark Street. In the late 1980s, the Gold Coast and neighboring Streeterville comprised the second most-affluent neighborhood in the United States, behind Manhattan's Upper East Side. Today, the neighborhood is a mixture of mansions, row houses, and high-rise apartments. Highlights include the Astor Street District and the James Charnley House. The district was added to the National Register of Historic Places in 1978.

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Size	2,500 SF with option to expand to Lower Level
Lease	TBD
Lease Type	Net
Price	\$125,000.00 (Business Sale) Price Reduced!

For additional information or to schedule a showing contact:

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156 North Jefferson St.  
Chicago, Illinois 60661-1411  
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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	38,084	143,762	340,658
2013 Female Population	43,346	154,187	351,147
2013 Total Population	81,430	297,949	691,805
2013 Total Households	52,132	163,264	331,721

## Income

2013 Median Household Income	\$76,700	\$74,331	\$62,300
2013 Per Capita Income	\$65,545	\$55,128	\$41,259
2013 Average Household Income	\$99,657	\$95,811	\$83,331

## Confidential Listing

*All showings must be accompanied by listing agent. Do not disturb employees or management. Executed non-disclosure agreement and financial review required for additional information.*

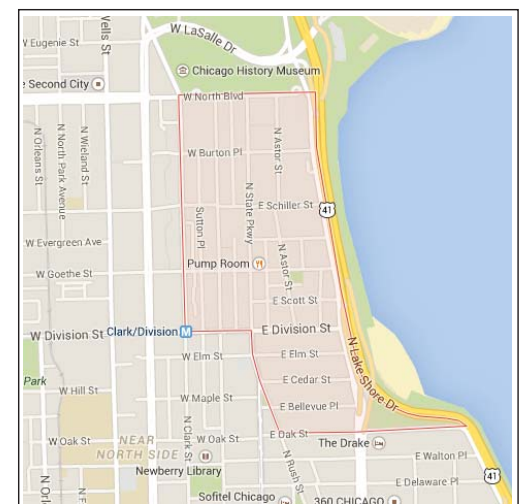
## Highlights

Rarely available restaurant located in one of the most prestigious addresses of Gold Coast. This opportunity is located near the Magnificent Mile, high-end shopping, hotels, dining and entertainment. Recently built restaurant with opportunity to expand to lower level. Original ownership spent an extraordinary amount building the space. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's landmarks. Complete plans available.

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. J525 2-12-14

## Map

Gold Coast Neighborhood



**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description(s):	Gold Coast – Newly Built-Out Restaurant/Bar Near Mag-Mile
Asking Price:	\$125,000 (Business Sale) <i>Price Reduced!</i>
In which publication/web site did you see the listing?	
Code #	1035
<b>Your contact info:</b>	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) \_\_\_\_\_ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leaseing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan; provided, Buyer may disclose all or any part of the confidential and proprietary information provided by Kudan and discuss that information with its attorney(s) and financial advisors, including any commercial real estate broker representing it, in order to assess the propriety and feasibility of making any proposal regarding the Business.
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

**PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.**

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
<b>Please Fax to Kudan Group, Inc. 312.244.3187</b>	