

Lincoln Park - Chicago

FORMER BAR SPACE AVAILABLE FOR LEASE OR SALE



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

2445 N. Lincoln Ave.



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	40,601	221,353	482,635
2013 Female Population	44,179	226,267	488,152
2013 Total Population	84,780	447,620	970,787
2013 Total Households	44,786	232,159	439,466

Income

2013 Median Household Income	\$74,707	\$69,793	\$59,086
2013 Per Capita Income	\$54,100	\$48,217	\$36,890
2013 Average Household Income	\$97,898	\$90,943	\$79,238

Nearby Businesses

Victory Garden's Biograph Theater
Lincoln Hall
Pizano's Pizza & Pasta
Fiesta Mexicana

Highlights

Former bar space available for retail, office or restaurant. Located on Lincoln Ave., steps from the busy Lincoln Park intersection of Halsted, Lincoln and Fullerton. Cater to this dense neighborhood steps from theater and concert-goers, a major CTA hub, Depaul University students and staff and tourist attractions. Black iron permitted.

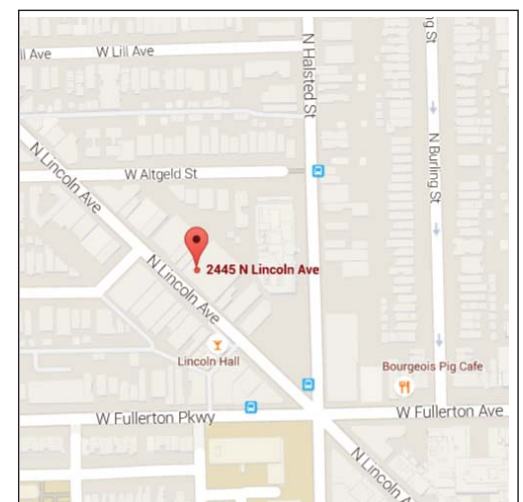
Lincoln Park

Revered as one of Chicago's leading neighborhoods for shopping, dining, entertainment, and living, Lincoln Park offers something for everyone. Boutiques, specialty shops, and nationally recognized retailers line neighborhood sidewalks, with quick eats, fine dining, world-class attractions, and an expanse of lakefront just steps away. Only fifteen minutes north of downtown, Lincoln Park is home to major cultural institutions such as the Chicago History Museum, Peggy Notebaert Nature Museum, and the Lincoln Park Zoo and Conservatory. The neighborhood is also home to world-renowned entertainment venues such as Steppenwolf Theatre, The Second City, and Victory Gardens Theater, among many others.

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. 468 4-18-2014

Map

b/t Fullerton Ave. & Halsted St.



2445 N. Lincoln Ave. Chicago, IL 60614

Size	2,500 SF (Approx.)
Rental Rate	\$40/SF (Net)
Sale Price	Negotiable (Real Estate)
Zoning	B3-3

For additional information or to schedule a showing

◀Smart Phone (QR Code)

Juan Carlos Gomez

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DATA SHEET – 2445 N. LINCOLN AVE.

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19
Transaction Type	Lease
Listing Status	Public
Property Type	Restaurant, Retail or Office
Address	2445 N. Lincoln Ave.
City, Zip	Chicago, IL 60614
Area	Lincoln Park
County	Cook
REAL ESTATE INFORMATION	
Asking Price	Negotiable
P.I.N.	14-29-424-011-0000, 14-29-424-045-1002, 14-29-424-045-1001
Property Taxes	\$20,419.98 (2014)
Size (Commercial)	2,500 S.F. Approx.
BUSINESS INFORMATION	
Rental Rate	\$40/S.F.
Lease Type	NNN
Property Taxes	Property taxes for 2014 were \$20,419.98 or \$8.17/S.F.
Yearly Adjustments	Negotiable
Initial Duration	Negotiable
Options to Renew	Negotiable
Security Deposit	Based on Financial Review
Size (Business)	2,500 S.F. (Approximate)
Basement	Unfinished for Storage
HVAC Age	Newer (2 Yrs.)
HVAC (tons)	Contact Agent
Electric (amps)	Contact Agent
Stories	1
Building Type	Masonry
Parking	Street Parking
Zoning	B3-3
Licenses	Must Apply
Ward & Alderman	Ward 43 – Michele Smith
Nearby Businesses	Victory Garden's Biograph Theater, Lincoln Hall, Pizano's Pizza & Pasta, Fiesta Mexicana, McDonald's, The Pita Pit, Allende Restaurante, Thai Bowl, Subway, Lincoln Station,
Property Description	Single Story Commercial Condominium
Description	Former bar space available for retail, office or restaurant. Located on Lincoln Ave., steps from the busy Lincoln Park intersection of Halsted, Lincoln and Fullerton. Cater to this dense neighborhood steps from theater and concert goers, a major CTA hub, Depaul University Students and staff and tourist attractions. Black iron permitted.

Location Description	Lincoln Park Revered as one of Chicago’s leading neighborhoods for shopping, dining, entertainment, and living, Lincoln Park offers something for everyone. Boutiques, specialty shops, and nationally recognized retailers line neighborhood sidewalks, with quick eats, fine dining, world-class attractions, and an expanse of lakefront just steps away. Only fifteen minutes north of downtown, Lincoln Park is home to major cultural institutions such as the Chicago History Museum, Peggy Notebaert Nature Museum, and the Lincoln Park Zoo and Conservatory. The neighborhood is also home to world-renowned entertainment venues such as Steppenwolf Theatre, The Second City, and Victory Gardens Theater, among many others.
Cross Streets	Lincoln Ave. and Halsted St.