

Lincoln Park - Chicago RESTAURANT FOR SALE IN HEART OF LINCOLN PARK



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

Dawali Mediterranean Kitchen



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.

Dawali Mediterranean Kitchen - 1625 N. Halsted St. Chicago, IL 60614

Size	2,100 SF
Rental Rate	\$4,500 per Month (Gross)
Sale Price	\$179,000 (Business Only)
Zoning	B3-2



For additional information or to schedule a showing

◀ Smart Phone (QR Code)

Juan Carlos Gomez

312.575.0480 Ext. 19

JuanCarlos@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	27,884	221,671	466,318
2013 Female Population	31,830	227,812	474,528
2013 Total Population	59,714	449,483	940,846
2013 Total Households	30,468	237,315	428,064

Income

2013 Median Household Income	\$78,463	\$73,259	\$58,968
2013 Per Capita Income	\$61,783	\$59,005	\$42,392
2013 Average Household Income	\$114,280	\$108,294	\$90,862

Nearby Businesses

Strings Ramen	Roayl George Theater
Balena	Alinea
Circle Sushi	Boka
Steppenwolf Theater	Apple Store

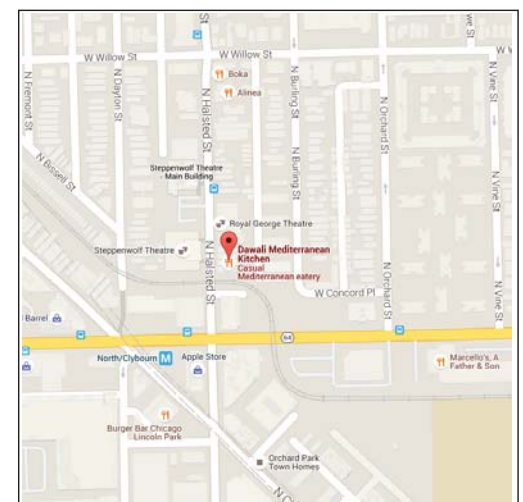
Highlights

Restaurant for sale in the heart of Lincoln Park. Includes a robust ventilation system with a 17' hood that can be converted into two separate zones. Add additional occupancy by expanding to the lower level and potentially an outdoor private rear patio. Cater to surrounding theater crowds, shoppers and restaurant foodies. This space is steps from the Steppenwolf Theater with annual audience of 200,000. Also situated on Halsted Street's dining corridor, home to some of the best restaurants in Chicago. *Do not disturb employees or management. All showings must be accompanied by agent prior to operating hours.*

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

Halsted St. & North Ave.



DATA SHEET – DAWALI MEDITERRANEAN KITCHEN

Listing Agent/s	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19
Transaction Type	Business Sale and Lease
Listing Status	Operating business. Please do not disturb employees or management.
Property Type	Restaurant
Property Name	Dawali Mediterranean Kitchen
Address	1625 N. Halsted St.
City, Zip	Chicago, IL 60614
Area	Lincoln Park
County	Cook
BUSINESS INFORMATION	
Asking Price	\$179,000 (Business Sale)
Rental Rate	\$4,500/Month
Lease Type	Gross
Yearly Adjustments	3%
Lease Term	Negotiable
Options to Renew	Negotiable
Security Deposit	Based on financial review.
Size (Business)	2,100 S.F.
Basement	Finished basement
Occupancy	Under 99
HVAC Age	Newer
HVAC (tons)	10 Tons
Electric (amps)	200+ amps
Stories	2 Levels
Building Type	Masonry Mixed-Use
Parking	Two tandem parking spaces available for lease.
Zoning	B3-2
Licenses	Retail Food
Ward & Alderman	Ward 2 – Alderman Brian Hopkins
Nearby Businesses	Strings Ramen, Balena, Circle Sushi, Steppenwolf, Royal George Theater, Alinea, Boka, Vinci, Marcello's, Apple Store.
Property Description	Restaurant in Mixed-Use Building
Business Description	Restaurant for sale in the heart of Lincoln Park. The restaurant has a robust ventilation system with a 17' hood that can be converted into two separate zones. Add additional occupancy by expanding to the lower level and potentially an outdoor private rear patio. <i>Do not approach or disturb employees or management. All showing must be accompanied by agent prior to operating hours.</i> Cater to surrounding theater crowds, shoppers and restaurant foodies. This space is steps from

	the Steppenwolf Theater which attracts an annual audience of 200,000, surrounded by retail shopping such as the Apple Store and recently opened New City and situated on Halsted Street's dining corridor, home to some of the best restaurants in Chicago.
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	Halsted Street and North Avenue
Is the business currently operating?	Yes , please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.
Established	2012
Operating Hours	Tuesday - Thursday 11AM - 9:30PM Friday & Saturday 11AM - 10:30PM Sunday 11AM - 9:30PM Monday - CLOSED
Website	www.dawalikitchen.com