

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 | 4,200 SF (Approx. on Two Floors) |
| Rental Rate | \$40/SF (NNN) |
| 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 |

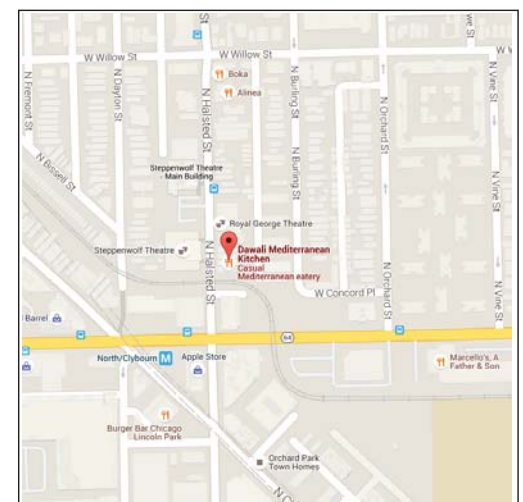
Highlights

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

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|-----------------------------|--|
| 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 | \$40/S.F. |
| Lease Type | NNN |
| Taxes | Tenant is responsible for 40% of the property taxes. Property taxes for 2014 were \$27,551.16. Tenant's share was \$11,020.46 or \$918.37 per month. |
| Yearly Adjustments | 3% |
| Lease Term | Negotiable |
| Options to Renew | Negotiable |
| Security Deposit | Based on financial review. |
| Size (Business) | 4,200 S.F. (Approximate on Two Floors) |
| 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. 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. 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. Do not approach or disturb employees or management. All showing must be accompanied by agent prior to operating hours. |
| 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 |