

# Lincoln Park - Chicago

## KOREAN BBQ/SUSHI RESTAURANT WITH RARE PPA LICENSE AND BELOW MARKET RENT



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

2920 N. Clark St. - Yuki Hana



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



### 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 among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

### Yuki Hana - 2920 N. Clark St. Chicago, IL 60657

Size	~3,600 SF
Rental Rate	\$5,842.50 (Modified Gross) Fixed Until Oct 1, 2018
Price	\$199,000 (Business Only Sale) Price Reduced!
Licenses	PPA, Incidental L ighor and Retail Food

For additional information or to schedule a showing

◀ Smart Phone (QR Code)

Brian Laskov

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	43,372	205,554	477,381
2013 Female Population	45,728	210,366	482,510
2013 Total Population	89,100	415,920	959,891
2013 Total Households	59,720	215,093	434,466

### Income

2013 Median Household Income	\$66,079	\$68,593	\$59,131
2013 Per Capita Income	\$52,717	\$47,716	\$36,796
2013 Average Household Income	\$89,293	\$89,954	\$79,071

### Nearby Businesses

Bar Louie  
Pat's Pizzeria  
Flaco's Tacos  
Amarit Thai

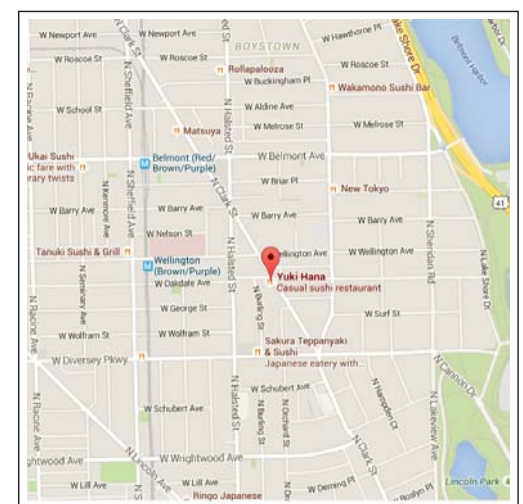
### Highlights

Below market rent with rarely available PPA License and full kitchen. Located steps away from Diversey, Clark and Broadway intersection. Korean BBQ, Karaoke & Sushi Restaurant with over 10 years of operating history! Includes private karaoke rooms featuring BBQ tables with built-in exhausts. Occupancy of 99. Opportunity for new tenant to add an approx. 900 sq. ft. outdoor beer garden. Extremely strong foot traffic and demographics. Attract Lincoln Park and Lakeview patrons any time of day and night with this location. *Operating business. Do not disturb employees or management.*

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

Clark & Surf



### LISTING INFO

Agent Responsible	Brian Laskov <a href="mailto:brian@kudangroup.com">brian@kudangroup.com</a>
Is this Confidential?	Yes! <b>NO NDA Required. Operating business. Do not disturb employees or management.</b>
Transaction Type	Business ONLY Sale- NO REAL ESTATE.
Type of Property	Restaurant/Bar
<b>Property Data</b>	
Property Name	Yuki Hana
Address	2918-2920 North Clark St.
City, Zip Code	Chicago, IL 60657
Area	Lakeview/Lincoln Park
County	Cook
Sale Price	\$199,000 (Business Only) <i>Price Reduced!</i>
Rental Rate	\$5,842.50 Fixed Until Oct 1, 2018
Lease Type	Modified Gross
Escalations	2.5%
Lease Term	Current Lease with Options Through 10/2021
Tax & Cam	Included in Gross Rent
Security	\$6,600
Occupancy	99
Guarantee	Personal
Stories	Business located on Ground Floor of 3 Story Building
Size	3,600 SF (Approximately)
Parking	Street
Basement	Full
Zoning	Commercial, B3-3
Licenses	PPA License, Incidental Liquor and Retail Food
Yrs Operating	10+
Nearby Businesses	Umai, Pat's Pizza, Flaco's Taco's, Amarit Thai, Bar Louie
Property Description	Below market rent with rarely available PPA License and full kitchen. Located steps away from Diversey, Clark and Broadway intersection. Korean BBQ, Karaoke & Sushi Restaurant with over ten years of operating history! Includes private karaoke rooms and BBQ tables with built-in exhausts. Occupancy of 99. Opportunity for new tenant to add an approx. 900 SF outdoor beer garden. Extremely strong foot traffic and demographics. Attract Lincoln Park and Lakeview patrons any time of day and night with this location. <b>Operating business. Do not disturb employees or management.</b>
Location Description	Lakeview/Lincoln Park
Cross Streets	Clark/Surf