

Lakeview - Chicago SECOND-GENERATION RESTAURANT AND BAR OPPORTUNITY



566 W. Lake St. Suite 320
Chicago, Illinois 60661-1411
kudangroup.com

Confidential Code #J538



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

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Size 2,272 SF (First Floor) 897 SF (Second Floor)

Base Rental Rate \$5,474.94 per Month (NNN)

Price \$249,000 (Business Only)

For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Jerrod Rosen

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	36,368	260,866	548,323
2015 Female Population	35,072	259,773	552,362
2015 Total Population	71,440	520,639	1,100,685
2015 Total Households	33,627	244,695	482,006

Income

2015 Median Household Income	\$93,728	\$62,284	\$57,506
2015 Per Capita Income	\$61,624	\$44,976	\$39,385
2015 Average Household Income	\$130,548	\$93,895	\$87,769

Note

This is a confidential listing. Please see the enclosed NDA (Non-Disclosure Agreement) for more information.

Highlights

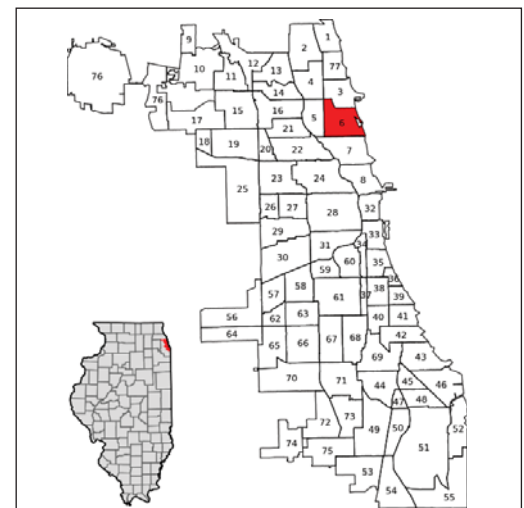
This second generation restaurant and bar opportunity can easily be re-concepted with little investment. Some of the desirable features include a Black Iron hood, one walk-in with tap system and one food walk-in, full bar, POS System, and ADA compliant bathrooms.

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. 386 02-02-16

Map

Lakeview



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Second-Generation Restaurant and Bar Opportunity
Asking Price:	\$249,000
Where did you see the listing?	
Code # if Applicable	J538
Your contact info:	
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 leasing 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;
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:
Please Fax to Kudan Group, Inc. 312.244.3187	