

Lincoln Park - Chicago

NEWLY BUILT-OUT RESTAURANT AND BAR WITH OUTDOOR PATIO & PARKING LOT

2820-26 N. Lincoln Ave. Chicago, IL 60657



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.

2820-26 N. Lincoln Ave. Chicago, IL 60657 - Gyros on the Spit

Size	+/- 2,200 SF Interior
	+/- 400 SF Outdoor Patio
Rental Rate	\$6,556.36 per Month (Net)
Price	\$134,900 (Asset Sale)



For additional information or to schedule a showing:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	40,932	245,209	515,209
2015 Female Population	41,336	247,831	519,317
2015 Total Population	82,268	493,040	1,034,526
2015 Total Households	40,747	245,589	461,582
2015 Daytime Population	74,234	449,559	1,570,343

Income

2015 Median Household Income	\$82,032	\$66,070	\$58,401
2015 Per Capita Income	\$61,586	\$50,592	\$40,978
2015 Average Household Income	\$118,923	\$99,265	\$89,313

Nearby Businesses

Gino's East
Beermiscous
Popcorn Asylum
Jim Noodle & Rice

Highlights

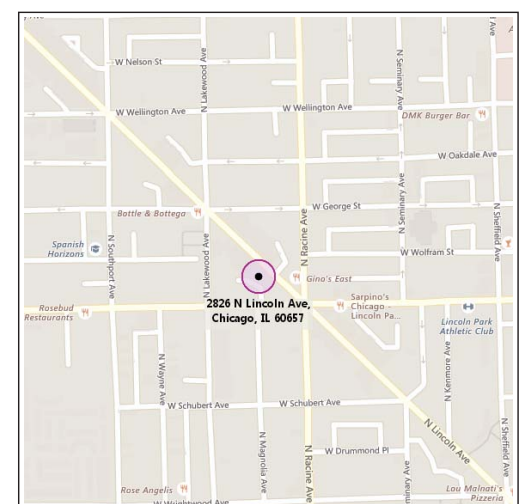
Newly built-out restaurant and bar with outdoor patio in Lincoln Park. Dedicated parking lot for restaurant with 10+ spaces. Black Iron. Casual comfortable dining area seats 60+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining.

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

Diversey and Lincoln Ave.



LISTING INFO

Agent Responsible	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Business/Asset Sale with Lease Assignment and Bill of Sale for FF&E
Type of Property	Restaurant- Bar With Outdoor Patio
Property Data	
Property Name	Gyros on the Spit
Address	2820-2826 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60657
Area	Lincoln Park
County	Cook
Sale Price	\$134,900 (Asset Sale)
Rental Rate	\$6,556.36 Per Month
Lease Type	Net
Lease Term	Base Term Through June 30 th , 2020
Options	One- Five (5) Year Option Through June 30 th , 2025
Yearly Adjustment	3%
Taxes	60% of Retail Space, 100% of Parking Lot (\$5,559.53 Total Tenant Tax 2015)
Security Deposit	2 Months Rent
Building Type and Year Built	Brick
# of Seats	Approx. 60
Stories	Retail on First Floor of Mixed Use Building
Size	+/- 2200 Interior, +/- 400 SF Outdoor Patio
Lot Size	N/A
Parking	10 Dedicated Spots in Lot and Street
Zoning	C1-2
Licenses	Incidental Liquor and Retail Food
A/C & Heat	Central HVAC
Electric (amps)	200 Amp
Ceiling Heights	10 ft.
Ward	43rd
Alderman	Michele Smith
Nearby Businesses	Gino's East, Beermiscous, Popcorn Asylum, Jim Noodle & Rice, Webster Dental Care
Business Description	Newly built-out restaurant and bar with outdoor patio seating in Lincoln Park. Dedicated parking lot for restaurant with 10+ spaces. Black Iron. Casual comfortable dining area seats 60+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining.
Cross Streets	Diversey and Lincoln
Business Data	
Is the business currently operating?	Yes. <i>Please do not disturb employees or management.</i>

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LISTING INFO

Year Established	2014
Years of Operation	2 years
No. of Employees	3
Hours of Operation	Mon-Fri 11am – 6pm
Reason for selling	Pursuing other Business.
FF&E included in price?	Yes, please see agent.
Inventory included in price?	TBD
Will seller provide training?	TBD
Growth/Expansion Possibilities	Weekend, Weekday Breakfast or Hours after
Watch a Video	ABC 7 News Report http://abc7chicago.com/food/gyros-on-the-spit-makes-greek-dish-from-scratch-daily/795566/