

Lincoln Park - Chicago

NEWLY BUILT-OUT SANDWICH SHOP ON HIGH TRAFFIC CORNER

2201 N. Lincoln Ave. Chicago, IL



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. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

2201 N. Lincoln Ave. Chicago, IL 60647 - Snarf's

Size	2,386 SF + Full Basement
Lease Rate	\$7,210 per Month Base Rent Until March 1, 2017
Price	\$20,000 (Assets)
Zoning	B3-2

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	32,982	215,358	459,674
2015 Female Population	37,056	221,567	464,344
2015 Total Population	70,038	436,925	924,018
2015 Total Households	37,806	233,890	428,373
Housing			
2015 Total Housing Units	42,685	233,707	437,652
Income			
2015 Median Household Income	\$71,806	\$73,623	\$60,145
2015 Per Capita Income	\$61,299	\$59,546	\$43,827
2015 Average Household Income	\$107,609	\$108,855	\$92,086

Nearby Businesses

Lincoln Park Tavern
Jimmy John's
7 Eleven
Lions Head Pub

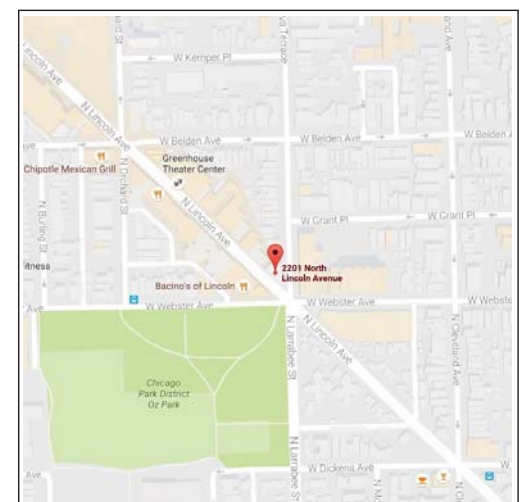
Highlights

Beautiful, newly built-out sandwich shop on amazing high traffic corner in Lincoln Park, across from Oz Park.

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. 6/14/2014

Map

Lincoln & Webster



LISTING INFO

Agent(s) Responsible	Jerrod Rosen
Transaction Type	Asset Sale with Lease Assignment
Type of Property	Corner Retail Space
Real Estate included in price?	No
Property Data	
Property Name	Snarf's
Address	2201 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60611
Area	Lincoln Park.
County	Cook.
Sale Price	\$20,000 (Assets)
Rental Rate	\$7,210/Month Base Rent until March 1, 2017
Lease Type	NNN
Taxes	75% of total tax bill for the building.
Yearly Adjustment	3%
CAM & Insurance	75% of the insurance premium for the building.
Square Feet	Approx. 2,386 SF of retail with full lower level basement space.
Lease Term	Lease Expiration March 1, 2024 with 2 five year options to renew.
Building Type	Four story brick.
# of Seats / Occupancy	Under 99
Stories	2 Floors- Retail on First w/ basement
Security Deposit	TBD.
Parking	Metered street parking
Zoning	B3-2
Licenses	Retail Food License
A/C & Heat	Separate units
Electric (amps)	400
Type of Basement	Full Basement
Ceiling Heights	12 feet
Ward	43 rd
Alderman	Michele Smith
Nearby Businesses	Lincoln Park Tavern, Jimmy Johns, 7 Eleven, Lions Head Pub, Dairy Queen, Insomnia Cookies. The Apartment
Property Description	Beautiful, newly built-out sandwich shop on amazing high traffic corner in Lincoln Park across from Oz Park.
Location Description	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

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	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.
Cross Streets	On Lincoln/Webster