

Lakeview - Chicago

SMALL RETAIL SPACE WITH RESTAURANT INFRASTRUCTURE FOR LEASE

2965 N. Lincoln Ave.



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.

2965 Lincoln Ave. Chicago, IL 60657 - Formerly Bistro Dre

Size	1,200 SF
Rental Rate	\$3,800 per Month (Gross)
Lease Term	10 Years with Options

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,904	246,445	526,774
2015 Female Population	38,920	248,231	530,765
2015 Total Population	78,824	494,676	1,057,539
2015 Total Households	37,115	241,417	469,058

Income

2015 Median Household Income	\$89,386	\$64,701	\$57,934
2015 Per Capita Income	\$61,590	\$48,552	\$40,326
2015 Average Household Income	\$125,989	\$97,368	\$88,578

Nearby Businesses

Lincoln Tap Room
Jimmy John's
Starbucks
Peerless Rugs

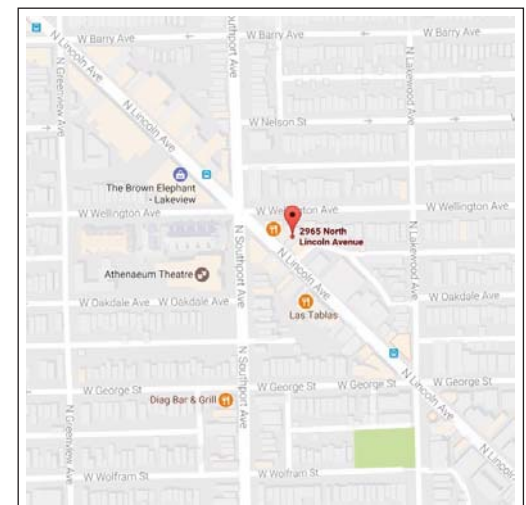
Highlights

No Key Money! Great, small retail space with restaurant infrastructure in dense commercial and residential district. Located next to the very popular Heritage Coffee Shop with new Whole Foods being built down the street.

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

On Lincoln Ave. between Wellington & Oakdale



LISTING INFO

Agent Responsible	Jerrod Rosen jerrod@kudangroup.com
Transaction Type	Lease
Type of Property	Three Story Mixed Use Building
Sale or Lease	Lease
Real Estate included in price?	No
Property Data	
Business Name	Former Bistro Dre
Address	2965 N. Lincoln Ave.
City, Zip Code	Chicago, 60657
Area	Lakeview
County	Cook
Rental Rate	\$3,800.00/Month
Lease Type	Gross not including Water
Water	\$180/Month Estimated
Lease Term	10 Years with options
Yearly Adjustment	3%
Security Deposit	Two Months
Taxes	Included in Gross Rent
Stories	Business - 1, Building - 3
Size	Approx. 1,200 SF
Parking	Street Parking
Zoning	B3-2
Licenses	Formerly Retail Food with Incidental Liquor
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ceiling Heights	10'
Ward	32nd
Alderman – Name and Phone Number	Scott Waguespack 773-248-1330
Nearby Businesses	Lincoln Tap Room, Jimmy Johns, Starbucks, Peerless Rugs, Wrightwood Furniture, S & G Restaurant
Business Description	No key money! Great small retail space with restaurant infrastructure in dense commercial and residential district next to the very popular Heritage Coffee shop with new Whole Foods being built down the street.
Cross Streets	On Lincoln Ave. between Wellington & Oakdale