

West DePaul - Chicago FREESTANDING RESTAURANT NEAR BUSY INTERSECTION WITH REAL ESTATE FOR SALE

Confidential #A148



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

Confidential Listing Code# A148

Size (Approx)	2,625 SF (Building) 2,700 SF (Lot)
Lease Rate	\$22/SF NNN
Price	\$649,000 (Real Estate + Business)
	\$99,000 (Business Only) Price Reduced!

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	28,500	261,216	556,113
2015 Female Population	28,764	264,980	563,484
2015 Total Population	57,264	526,196	1,119,597
2015 Total Households	25,328	254,052	489,497
Housing			
2015 Total Housing Units	27,207	272,503	511,444
Income			
2015 Median Household Income	\$93,158	\$65,426	\$56,945
2015 Per Capita Income	\$61,746	\$48,559	\$39,232
2015 Average Household Income	\$131,871	\$98,617	\$87,513

Note

Confidential Listing #A148. See instructions in the attached NDA to receive full details. Operating business. Do not disturb employees or management.

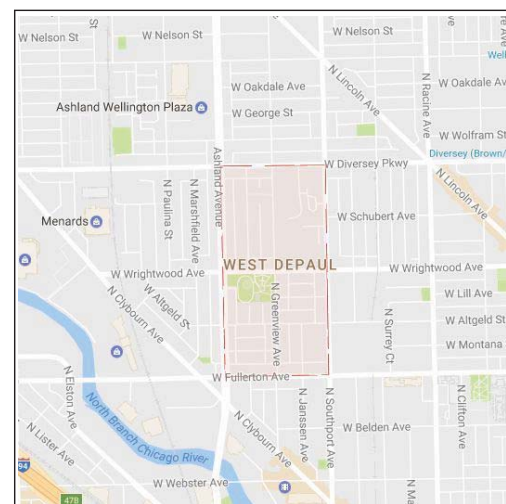
Description

Great restaurant available in the West DePaul Lincoln Park area. Freestanding building with a large kitchen, bar area and full basement. All furniture, fixtures and equipment are included in the sale price, as are the retail food and incidental liquor licenses. Business for sale with real estate, or business only with new lease. Property sold "as is".

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

West DePaul



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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Freestanding Restaurant Near Busy Intersection with Real Estate for Sale
Asking Price:	\$649,000 (Real Estate + Business) \$99,000 (Business Only)
Where did you see the listing?	
Code # if Applicable	A148
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	