

# Deerfield - Chicago North Suburbs FULLY-EQUIPPED RESTAURANT/BAR FOR STRAIGHT LEASE WITH NO KEY MONEY

483 Lake Cook Rd. Deerfield, IL 60062



## Deerfield

Deerfield, a suburb 25 minutes north of Chicago, is a village part of Cook and Lake counties in Illinois. Deerfield's motto is "The community that lives and works together". Deerfield is home to the headquarters of many large corporations including Walgreens, Takeda Pharmaceuticals, Consumers Digest, and Cosi. Deerfield downtown holds a large shopping district called "The Deerfield Square". Along with retail space, it includes office space and an outdoor plaza for free summer concerts. On the border of neighboring Northbrook, Deerfield shares an outdoor mall called "Deerbrook". Deerfield commuters have convenient access to the Deerfield Metra station, which runs directly into downtown Chicago.

**483 Lake Cook Rd. Deerfield, IL 60062**

Size 6,700 SF (Approx.)

Rental Rate \$19.25/SF Net

Lease Term To be Negotiated

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	2,164	32,822	82,893
2015 Female Population	2,469	35,425	86,537
2015 Total Population	4,633	68,247	169,430
2015 Total Households	1,902	25,994	63,067

## Income

2015 Median Household Income	\$119,329	\$109,556	\$93,279
2015 Per Capita Income	\$66,545	\$57,966	\$52,084
2015 Average Household Income	\$160,171	\$150,432	\$138,197

## Nearby Businesses

Deerbrook Mall	Jewel Osco
Men's Warehouse	Best Buy
Office Max	Bed, Bath & Beyond
Brunswick Bowling Lanes	Boston Blackies

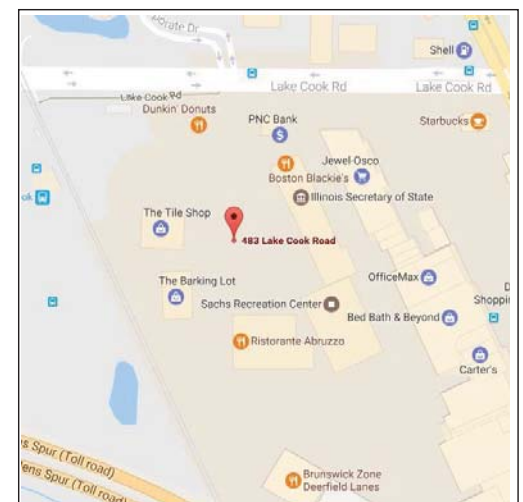
## Highlights

Single-story fully-equipped restaurant and bar in Lake Cook Plaza, formerly Nick's Fish Market. Separate bar/lounge area, spacious dining room and large private party room. Terrazo and hardwood floors. Custom built wine displays and coolers. High-volume spacious production kitchen.

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. J525 2-12-14

## Map

Lake Cook Road and Waukegan Road



### LISTING INFO

Agent Responsible	Jarrett Fradin Jarrett@kudangroup.com
Transaction Type	Restaurant Space for Lease
Real Estate included in price?	No
Property Data	
Address	483 Lake Cook Road
City, Zip Code	Deerfield, IL 60062
Area	Northshore
County	Cook
Key Fee	N/A
Rental Rate	\$19.25/sq. ft.
Lease Type	Net – (Est \$9.43/sq. ft. CAM and Taxes)
Lease Term	To Be Negotiated
Yearly Adjustment	Three Percent (3%) Annually
Security Deposit	Two Months At Lease Execution
Building Type	Single story restaurant space in neighborhood strip center.
# of Seats / Occupancy	To Be Determined by Village of Deerfield.
Stories	1
Business Square Feet	6,700 SF
Parking	Strip Mall parking lot.
Licenses	Tenant Responsible for securing licensing.
Ceiling Heights	Approx. 12ft.
Nearby Businesses	Deerbrook Mall, Men's Warehouse, Office Max, Brunswick Bowling Lanes, Jewel/Osco, Best Buy, Bed, Bath and Beyond, Boston Blackies.
Description	Single story, fully-equipped restaurant and bar in Lake Cook Plaza, formerly Nick's Fish Market. Separate bar/lounge area, spacious dining room and large private party room. Terrazzo and hardwood floors, as well as custom-built wine displays and coolers included. High volume production kitchen.
Cross Streets	Lake Cook and Waukegan Road

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