

Lincoln Park - Chicago NEWLY BUILT-OUT CORNER RESTAURANT/BAR WITH LARGE PATIO

2576 N. Lincoln Ave. - *Kings County Tap*



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.

Kings County Tap - 2576 N. Lincoln Ave. Chicago, IL 60614

| | |
|---------------|--|
| Size | 6,000 SF (Ground Floor) 2,000 SF (Storage & Walk-In) |
| Licenses | Incidental Liquor, Retail Food |
| Current Lease | \$15,842 per Month (NNN) |
| Price | \$495,000 (Business Sale) \$250,000 (Partnership) |



For additional information or to schedule a showing

◀ Satellite View of Restaurant (QR Code)

Jerrod Rosen

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Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|------------------------|--------|---------|---------|
| Population | | | |
| 2015 Male Population | 43,328 | 227,726 | 493,419 |
| 2015 Female Population | 45,754 | 231,303 | 497,644 |
| 2015 Total Population | 89,082 | 459,029 | 991,063 |
| 2015 Total Households | 47,256 | 235,959 | 449,846 |

Income

| | | | |
|-------------------------------|-----------|-----------|----------|
| 2015 Median Household Income | \$73,339 | \$69,176 | \$59,161 |
| 2015 Per Capita Income | \$61,117 | \$54,530 | \$42,240 |
| 2015 Average Household Income | \$110,625 | \$103,572 | \$90,533 |

Nearby Businesses

Lou Malnati's Pizzeria
Prost!
Apollo Theater Chicago
Barn & Company

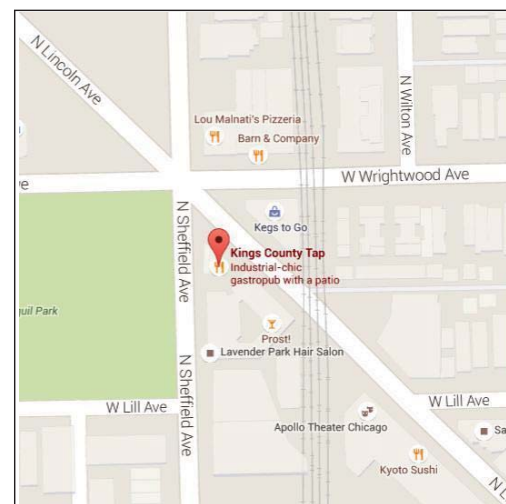
Highlights

Beautiful newly built-out corner restaurant and bar located directly across from Jonquil Park. Indoor-outdoor setup with an industrial-chic dining area and glass overhead doors that open to a large private patio.

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. J535 01-25-2016

Map

Corner of Lincoln/Wrightwood/Sheffield



LISTING INFO

| | |
|--------------------------------|---|
| Agents Responsible | Jerrod Rosen jerrod@kudangroup.com 312.575.0480 ext. 21 |
| Type of Property | One-Story Restaurant and Bar |
| Sale or Lease | Business Sale Only |
| Real Estate included in price? | No |
| Property Data | |
| Property Name | Kings County Tap |
| Address | 2576 N Lincoln Ave |
| City, Zip Code | Chicago, IL 60614 |
| Area | Lincoln Park |
| County | Cook |
| Asking Price | \$495,000 (Business Sale) \$250,000 (Partnership) |
| Current Lease | \$15,842 monthly |
| Term | Base Term expires June 30, 2027 with an additional three year option to extend |
| Lease Type | NNN |
| Yearly Adjustment | 3% |
| Tax & Insurance | Tax-\$1,000 (Approx.) Insurance- \$3,000 |
| Security Deposit | \$14,500 |
| Stories | One |
| Square Feet | 6,000 SF Ground Floor 2,000 SF Storage and Walk Ins |
| Parking | Street Parking |
| Zoning | B3-3 |
| Licenses | Retail Food and Incidental Liquor |
| A/C & Heat | Forced Air |
| Electric (amps) | 400 AMPS |
| Property Description | Beautiful newly built-out corner restaurant and bar located directly across from Jonquil Park. Indoor-outdoor setup with an industrial-chic dining area and glass overhead doors that open to large private patio. |
| Location Description | 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. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park. |
| Cross Streets | Corner of Lincoln, Wrightwood and Sheffield |

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LISTING INFO

| Business Data | |
|--------------------------------------|--|
| Is the business currently operating? | No |
| Business Description | Creative Pub Fare |
| Year Established | 2014 |
| Years of Operation | 1+ |
| FF&E included in price? | Yes, all FF&E is included in the sale price. |
| Inventory included in price? | Yes, negotiable. |
| Will seller provide training? | Yes, to be determined. |

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