

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

2576 N. Lincoln Ave. Chicago, IL 60614



## 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.

## 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

312.575.0480 ext. 21

jerrod@kudangroup.com



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

## 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

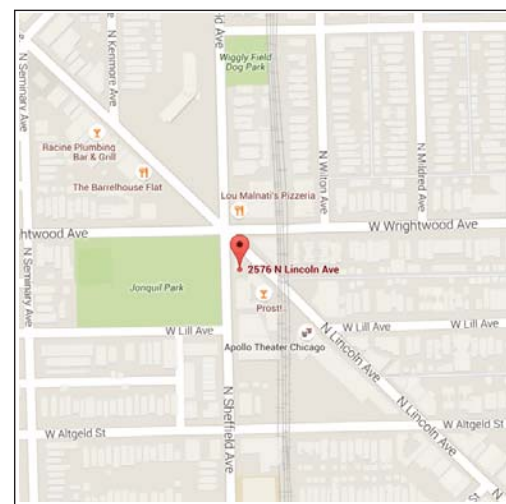
## Highlights

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 <a href="mailto:jerrod@kudangroup.com">jerrod@kudangroup.com</a> 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
<b>Property Data</b>	
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

**No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.**

**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.

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.