

Ravenswood/Lincoln Square - Chicago BEAUTIFULLY REDESIGNED RESTAURANT WITH LARGE KITCHEN

Vidalia - 1964 Lawrence Ave. Chicago, IL 60640



Lincoln Square

Lincoln Square is accessible through the Brown Line of the 'L'. It is on the corner of Leland and Western Ave., Montrose Ave. on the south, Ravenswood Ave. on the east and the Chicago River on the west. The North Side neighborhoods of Lincoln Square and Ravenswood combine the Old World charm of German village architecture and plenty of German food with hip, urban boutiques and retailers. The cobblestone stretch of Lincoln Ave. that most people associate with Lincoln Square is a picturesque row of storefronts that includes a gourmet cookware store, an authentic German restaurant and tavern, a European patisserie and an old-fashioned apothecary among many other unique businesses.

Vidalia - 1964 W. Lawrence Ave. Chicago, IL 60640

| | |
|----------|--|
| Size | 3,000 SF (Approx.) |
| Licenses | Retail Food / Incidental Liquor (Contingent) |
| Zoning | B1-2 |
| Price | \$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 | 32,209 | 260,398 | 497,547 |
| 2015 Female Population | 32,605 | 253,825 | 500,019 |
| 2015 Total Population | 64,814 | 514,223 | 997,566 |
| 2015 Total Households | 31,774 | 226,438 | 420,838 |

Income

| | | | |
|-------------------------------|----------|----------|----------|
| 2015 Median Household Income | \$61,087 | \$55,496 | \$56,388 |
| 2015 Per Capita Income | \$44,132 | \$37,913 | \$36,515 |
| 2015 Average Household Income | \$89,339 | \$84,055 | \$84,788 |

Nearby Businesses

| | |
|--------------------|------------------|
| Bang Bang | Band of Bohemia |
| Over Easy | Mariano's |
| Groundswell Coffee | Chez Simo Bistro |
| Roots Pizza | Me Dee Cafe |

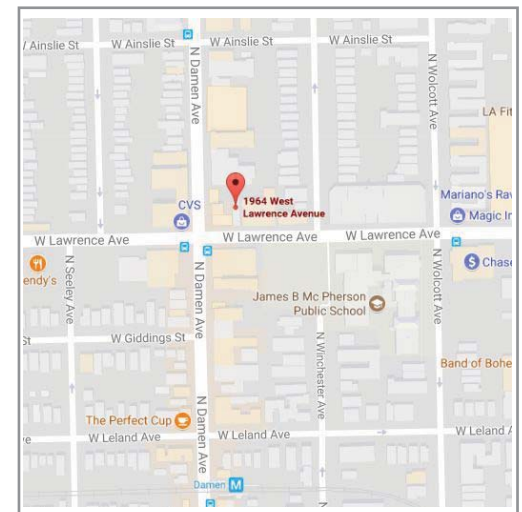
Description

Beautifully redesigned restaurant space with an Incidental Liquor License (pending) in the heart of Ravenswood. Currently seats 44, but can accommodate many more. Enormous kitchen with a rotating deck pizza oven, smoker, 20' hood and two walk-in coolers. All FF&E included in asking price.

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. 5/10 2-19-2013

Map

Lawrence & Damen



LISTING INFO

| | |
|--------------------------------|--|
| Agent Responsible | Bob Borchardt |
| Is this Confidential? | No |
| Transaction Type | Business Only |
| Type of Property | Restaurant |
| Sale or Lease | Sale |
| Real Estate included in price? | No |
| Property Data | |
| Business Name | 1964 Lawrence LLC dba Vidalia |
| Address | 1964 W. Lawrence Ave. |
| City, Zip Code | Chicago, 60640 |
| Area | Ravenswood |
| County | Cook |
| Sale Price | \$99,000 (Business Only) Price Reduced! |
| Rental Rate | \$4,200 per Month |
| Lease Type | Gross |
| Lease Term | 4 Years + Two (2) 5-Year Extensions (Tenant Option) |
| Yearly Adjustment | 3% Increases |
| CAM & Insurance | No CAM / Tenant pays insurance |
| Security Deposit | \$8,400 |
| Taxes | \$0 Currently, but tenant will pay proportional share of any increases above base year 2015 |
| Building Type and Year Built | Mixed Use – Two Story |
| # of Seats | 44 + |
| Stories | 2 |
| Size | 3,000 SF (Approx.) |
| Lot Size | 3,000 SF (Approx.) |
| Parking | Street Parking |
| Zoning | B1-2 |
| Licenses | Retail Food / Incidental Liquor (Contingent) |
| A/C & Heat | Forced Air |
| Electric (amps) | 3 Phase |
| Type of Roof & Age | Flat |
| Type of Basement | Full Usable Basement |
| Ward | 47 th |
| Alderman | Ameya Pawar |
| Nearby Businesses | Bang Bang, Over Easy, Groundswell Coffee, Roots Pizza, Band of Bohemia, Mariano's, Chez Simo |
| Property Description | Beautifully redesigned restaurant space with an incidental liquor license (pending) in the heart of Ravenswood. Currently seats 44, but can accommodate many more. Huge kitchen any chef would love with a rotating deck pizza oven, smoker, 20' hood and two walk in coolers. |
| Cross Streets | Lawrence & Damen |

LISTING INFO

| Business Data | |
|--|-------------|
| Is the business currently operating? | No |
| Business Name | Vidalia |
| Business Description | Restaurant |
| Year Established | 2016 |
| Years of Operation | 1 |
| No. of Employees | 9 |
| Hours of Operation | 11am – 11pm |
| FF&E included in price? | Yes |
| Will seller provide training? How long? | Yes |