

Ravenswood/Lincoln Square - Chicago

BEAUTIFULLY REDESIGNED RESTAURANT

WITH LARGE KITCHEN



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

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.

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

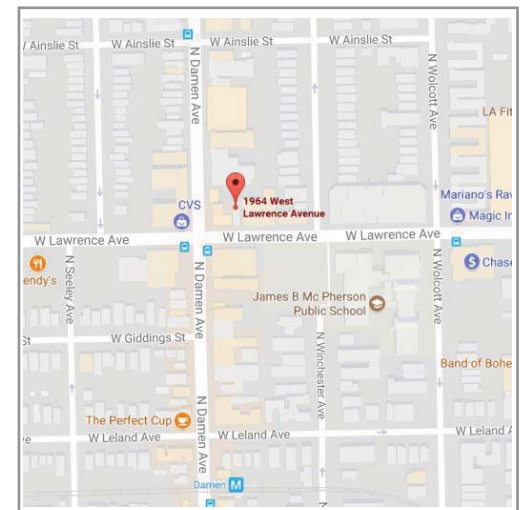
Description

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



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

Size	3,000 SF (Approx.)
Licenses	Retail Food / Incidental Liquor (Contingent)
Zoning	B1-2
Price	\$49,900 (Business Only) PRICE REDUCED!

For additional information or to schedule a showing contact:

Bob Borchardt

312.575.0480 ext. 12

bob@kudangroup.com

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	\$49,900 (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

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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