

# Lincoln Park - Chicago SECOND GENERATION RESTAURANT SPACE FOR LEASE

2020 Lincoln Park West, 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. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

### 2020 Lincoln Park West, Chicago, IL 60614

Size	4,650 - 10,625 S.F. (Approximately)
Lease Rate	\$18/SF NNN
CAM/Insurance/Tax	\$10/SF (Approximate)
Sale Price	\$675,000 (Real Estate)

For additional information or to schedule a showing contact:

Brian Laskov	Juan Carlos Gomez
312.575.0480 Ext.14	312.575.0480 Ext. 19
Brian@kudangroup.com	JuanCarlos@kudangroup.com



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

## Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	26,938	222,504	467,936
2015 Female Population	30,701	228,679	476,247
2015 Total Population	57,639	451,183	944,183
2015 Total Households	29,708	238,003	428,929
<b>Housing</b>			
2015 Total Housing Units	33,149	232,329	441,444
<b>Income</b>			
2015 Median Household Income	\$78,493	\$73,171	\$58,845
2015 Per Capita Income	\$61,768	\$58,884	\$42,255
2015 Average Household Income	\$114,024	\$108,181	\$90,714

## Nearby Businesses

Park West	PNC Bank
Geja's Cafe	Starbucks
Blanchard	R.J. Grunts
Ranalli's	Vanille Patisserie

## Description

This second generation restaurant space at the base of a 440 unit apartment complex is available for all use, including retail, office or medical. Located amongst local staples such as Chicago Pizza and Oven Grinder Company, R.J. Grunts, Geja's Café and Park West entertainment venue. Locals and tourist alike enjoy nearby attractions such as the Lincoln Park Zoo (3M visitors\*), Peggy Notebaert Nature Museum (250,000 visitors\*), Green City Market (Up to 10,000 visitors\*\*) at Lincoln Park and North Avenue Beach (6.5M visitors\*) which attract 2 million visitors for the Air and Water Show.

\*Approximate Annual Attendance

\*\*Approximate Days Attendance

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. 1026 8-23-2013

## Map

Lincoln Park West and Clark Street



## DATA SHEET – 2020 Lincoln Park West

Listing Agent/s	Brian Lascov <a href="mailto:Brian@kudangroup.com">Brian@kudangroup.com</a> Juan Carlos Gomez <a href="mailto:JuanCarlos@kudangroup.com">JuanCarlos@kudangroup.com</a>
Transaction Type	Commercial Condo/Restaurant for Lease or Sale
Property Type	Restaurant, Retail or Office
Area	Lincoln Park
County	Cook
Property Data	
Address	2020 Lincoln Park West
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
Sale Price	\$675,000 (Real Estate)
Rental Rate	\$18/SF
Lease Type	NNN
Lease Term	Negotiable
Yearly Adjustment	Negotiable
CAM/Insurance/Taxes	\$10/ SF (Approximate)
Security Deposit	Negotiable
Stories	1
Size	4,650-10,625 S.F. (Approximately)
Parking	Street Parking
Zoning	RM-6.5
A/C & Heat	Contact Agent
Electric (amps)	Contact Agent
Building Type	Commercial Condo in Multi-Story Residential Complex
Ward & Alderman	43, Michele Smith
Nearby Businesses	Park West, Geja's, Blanchard, Ranalli's, PNC, Starbucks, R.J. Grunts, Vanille Patisserie, Riccardo Enoteca & Trattoria, Chicago Pizza and Oven Grinder Company
Space Description	<p>This second generation restaurant space at the base of a 440 unit apartment complex is available for all use, including retail, office or medical. Located amongst local staples such as Chicago Pizza and Oven Grinder Company, R.J. Grunts, Geja's Café and Park West entertainment venue. Locals and tourist alike enjoy nearby attractions such as the Lincoln Park Zoo (3M visitors*), Peggy Notebaert Nature Museum (250,000 visitors*), Green City Market (Up to 10,000 visitors**) at Lincoln Park and North Avenue Beach (6.5M visitors*) which attract 2 million visitors for the Air and Water Show.</p> <p>*Approximate Annual Attendance **Approximate Days Attendance</p>
Highlights	<ul style="list-style-type: none"> <li>• High Visibility</li> <li>• Fully Built-Out Restaurant</li> <li>• Two Exhaust Hoods, Walk-In Freezer, Walk-In Cooler, Air Conditioning Units Left in Space</li> <li>• Near Lighted Intersection, Lake Shore Drive and Clark Street 24 Hour Bus Line</li> </ul>
Cross Streets	Lincoln Park West and Clark Street

**PHOTOS**



**PHOTOS**

