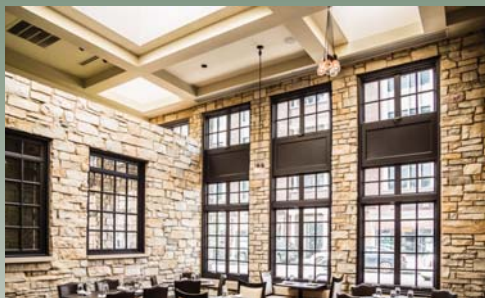


Lincoln Park - Chicago CHIC, AMERICAN STYLE RESTAURANT/LOUNGE/ TAVERN NEAR DEPAUL UNIVERSITY

1417 W. Fullerton St. Chicago, IL



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



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.

Knife & Tine - 1417 W. Fullerton Ave. Chicago, IL 60614

Size (Approx.) 2,500 SF Business + 2,250 SF of Finished Basement

Licenses Incidental Liquor, Retail Food and Catering

Rental Rate \$7,101.85 per Month (Gross)

Sale Price \$229,500 (License & Asset Sale with Lease Assignment)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 ext. 15

jarrett@kudangroup.com



KUDAN
GROUP

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

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	39,857	201,388	470,067
2015 Female Population	43,127	205,490	474,593
2015 Total Population	82,984	406,878	944,660
2015 Total Households	47,219	214,736	435,292
Housing			
2015 Total Housing Units	52,648	228,594	447,329
Income			
2015 Median Household Income	\$66,122	\$70,598	\$59,952
2015 Per Capita Income	\$60,044	\$57,322	\$43,465
2015 Average Household Income	\$101,196	\$105,876	\$91,611

Nearby Businesses

Warehouse Bar & Pizzeria
Arrogant Frog
TCF Bank
Mo's Asian Bistro

Description

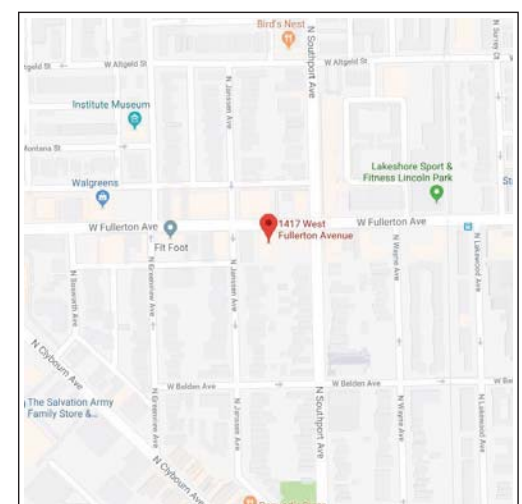
Chic, American-style restaurant/lounge/tavern located nearby DePaul University. This location is surrounded by, both boutique and national retailers, as well as other bar, restaurants and night time attractions.

Operating business. Do not disturb employees or management. All showings must be accompanied by listing agent. Only qualified operators with proof of funding will be considered.

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

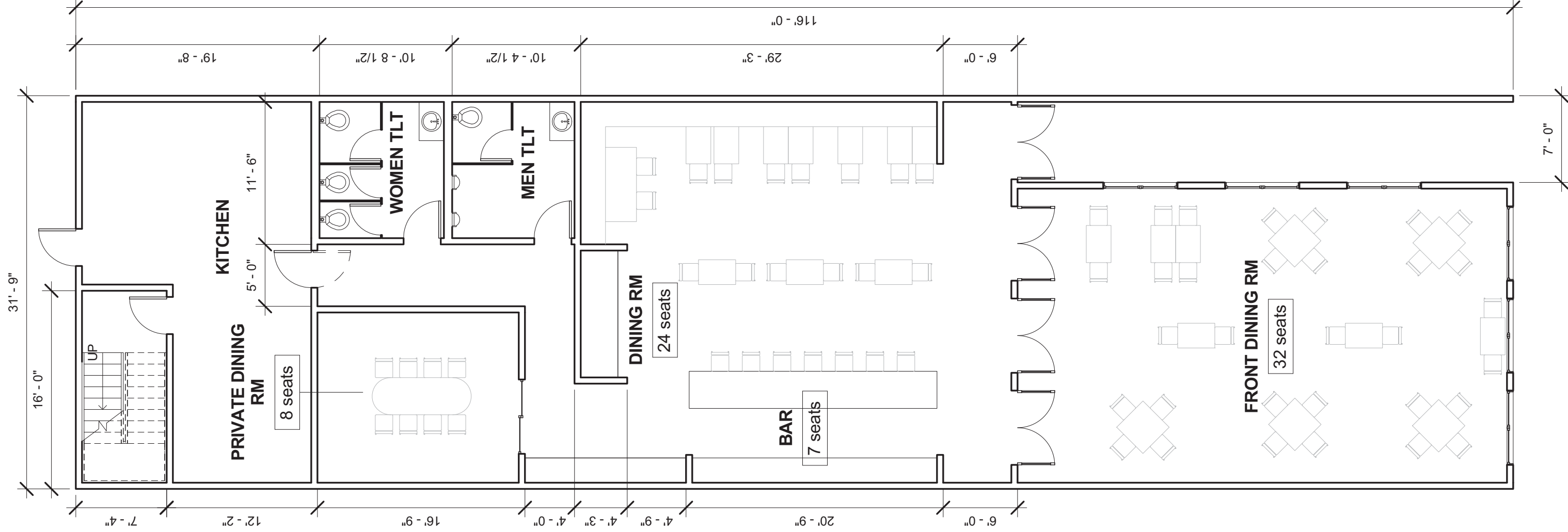
Map

W. Fullerton Ave. & N. Southport Ave.



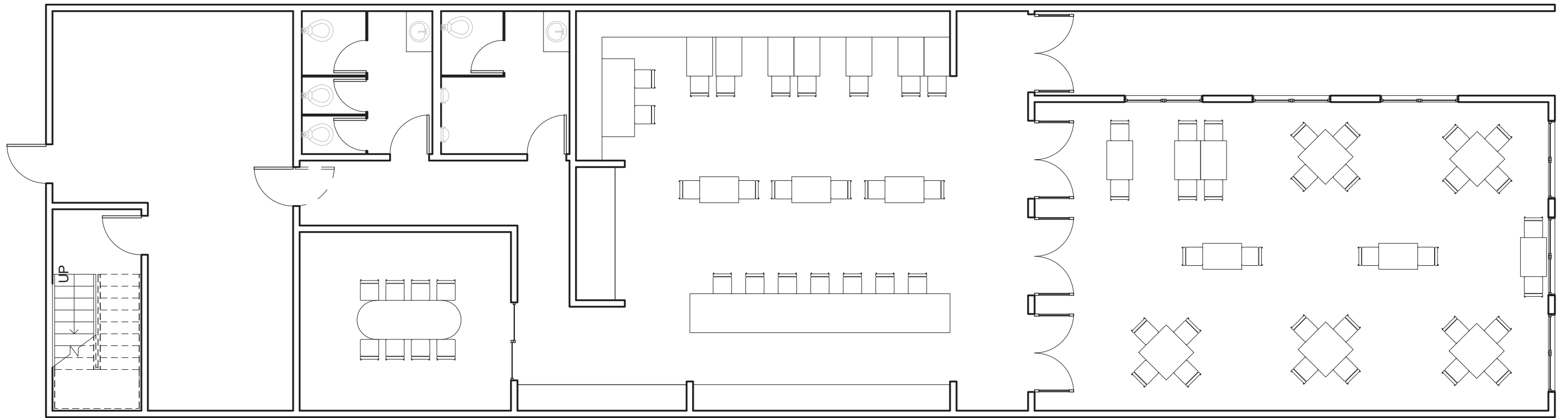
KNIFE AND TINE DATA SHEET – 1417 Fullerton

Listing Agent/s	Jarrett Fradin
Transaction Type	- Business Sale Licenses, Lease Assignment and Asset Sale-
Listing Status	Operating Business. Do not approach employees or management. All showings must be accompanied by broker.
Property Type	Restaurant and Bar
Property Name	Knife and Tine
Address	1417 West Fullerton
City, Zip	Chicago, IL 60614
Area	Lincoln Park/ DePaul
County	Cook
BUSINESS INFORMATION	
Asking Price	\$ 229,500.00 (License & Asset Sale with Lease Assignment)
Rental Rate	\$7,101.85
Lease Type	Gross
Size	2,500 SF (Approx.)
Basement	2,250 SF (Approx.) of Finished Basement
Licenses	Incidental Liquor, Retail Food and Catering
Yearly Adjustments	3% Annual
Duration	Initial term expires November 1, 2023.
Options	One (5) Five Year Option through 2028
Security Deposit	\$5,000.00
Occupancy	88
HVAC Age	2 Years.
Electric (amps)	Three Phase
Stories	Single Story
Building Type	Commercial
Parking	2 Spaces in Rear and Street Parking
Zoning	B3-3
Ward & Alderman	Ward 32, Scott Waugaspeck
Nearby Businesses	Warehouse Bar and Pizzeria, Arrogant Frog, TCF Bank, Mo's Asian Bistro Bristle & Grace
Cross Streets	Between Southport and Janseen on Fullerton
Property Description	Lincoln Park- Chic, American Style Restaurant lounge/tavern located nearby DePaul University. This location surrounded by , both boutique and national retailers, as well as other bar, restaurants and night time attractions. <i>All showings must be accompanied by listing agent. Do not disturb employees or management. Only qualified operators with proof of funding will be considered.</i>
Currently operating?	Yes , please do not disturb employees or management.
Operating Hours	Open 6 Days a Week for Dinner 4:00 PM – 11:00 PM Saturday and Sunday Brunch 9:00 AM – 2:00 PM
Showings	Must Accompany Agent During Non-Operating Hours
Years of Operation	3+ Years
Annual Gross Sales	Contact Agent (Provided w/Proof of Funding)



**KNIFE AND TINE
NTS**

54 MOBILE SEATS
9 FIXED SEATS



ADDITIONAL PHOTOS



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kudangroup.com

