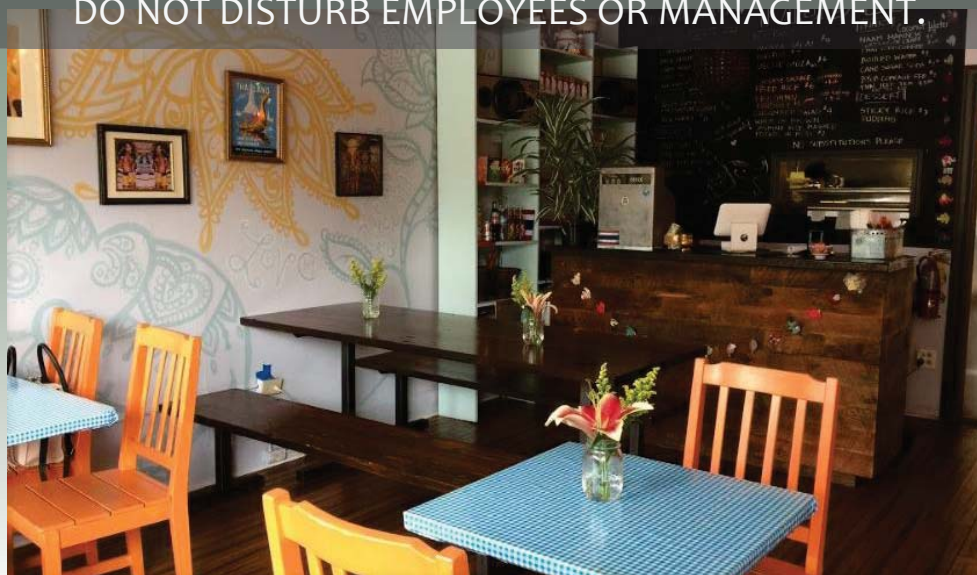
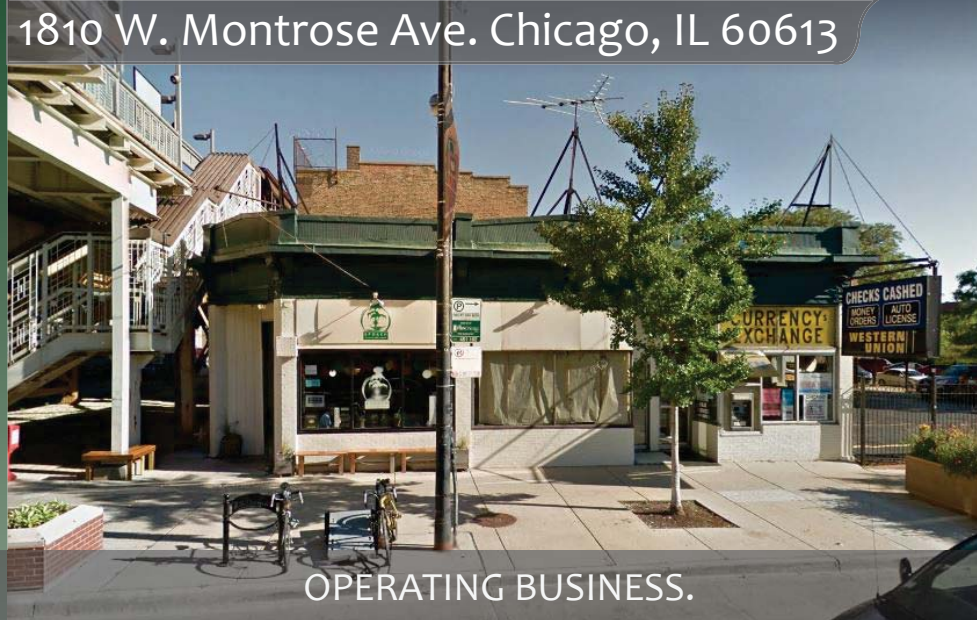


Ravenswood - Chicago

RESTAURANT WITH GREAT EXPOSURE NEAR MONTROSE BROWN LINE



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



Ravenswood
Ravenswood is a neighborhood located on the North Side of the city of Chicago. It is situated in Lincoln Square, one of the 77 well-defined Chicago community areas. Ravenswood is known for its courtyard-style residential buildings. Once considered an "up and coming" neighborhood, Ravenswood has seen its real estate values skyrocket since the 1990s.

Mad Love - 1810 W. Montrose Ave. Chicago, IL 60613

Size	1,000 SF + Mezzanine for Office & Changing Rooms
Rental Rate	\$1,727 per Month
Lease Type	NNN
Price	\$69,000 (Assets for Sale)

For additional information or to schedule a showing contact:
Juan Carlos Gomez
312.575.0480 ext. 19
juancarlos@kudangroup.com

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

Margie's Candies
Starbucks
Spoken Cafe
Glenn's Diner

Description

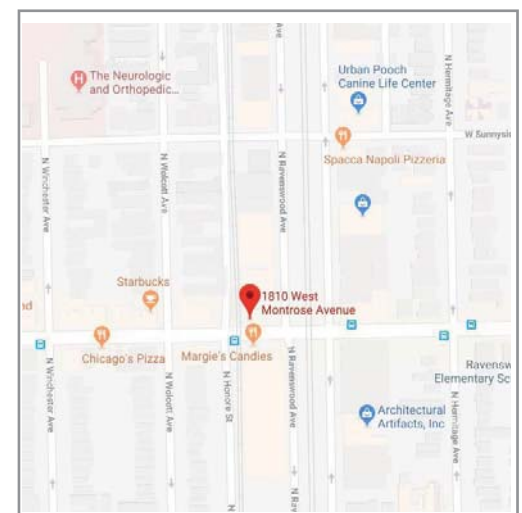
This restaurant space has great exposure and is conveniently located steps from the Montrose Brown Line station. Join the ever expanding Montrose Avenue restaurant and entertainment corridor.

Operating business. Do not disturb employees or management.

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

Ravenswood and Montrose



DATA SHEET – MAD LOVE

Listing Agent	Juan Carlos Gomez juancarlos@kudangroup.com 312.575.0480 ext. 19
Transaction Type	Business Sale and Lease Assignment
Listing Status	Operating business. Please do not disturb employees or management.
Property Type	Restaurant
Property Name	Mad Love
Address	1810 W. Montrose Ave.
City, Zip	Chicago, IL 60613
Area	Ravenswood
County	Cook
BUSINESS INFORMATION	
Asking Price	\$69,000 (Asset Sale)
Rental Rate	\$1,727/Month
Lease Type	NNN
Taxes	Tenant pays proportionate share of taxes levied on the property.
Insurance	Tenant pays 45% of the increase in casualty insurance premium of the property.
Water and Sewer	Tenant pays 45% of the water and sewer taxes on the property.
Yearly Adjustments	Negotiable
Size (Business)	1,000 S.F. +/-, Mezzanine for Office and Changing Rooms
Basement	Unfinished basement for dry storage.
Occupancy	Under 99
Electric (amps)	Ask Agent
Stories	Single
Building Type	Masonry Commercial
Zoning	M1-2
Licenses	Retail Food
Ward & Alderman	47 th Ward - Ameya Pawar 773-868-4747
Nearby Business	Margie's Candies, Starbucks, Spoken Cafe, Glenn's Diner, Subway, Wolcott Tap, Nami Sushi Bar
Property Description	Retail in Commercial Building
Business Description	This restaurant space has great exposure and is conveniently located steps from the Montrose Brown Line station. Join the ever expanding Montrose Avenue restaurant and entertainment corridor.
Cross Streets	Ravenswood and Montrose
Is the business currently operating?	Yes , please do not disturb employees or management. All showings must be accompanied by agent during non-operating hours.