

# Gold Coast - Chicago

## BEAUTIFUL RESTAURANT SPACE AVAILABLE FOR STRAIGHT LEASE

1131 N. State St. Chicago, IL



### Gold Coast

The Gold Coast Historic District is part of Chicago's Near North Side community area, it is roughly bounded by North Avenue, Lake Shore Drive, Oak Street, and Clark Street. In the late 1980s, the Gold Coast and neighboring Streeterville comprised the second most-affluent neighborhood in the United States, behind Manhattan's Upper East Side. Today, the neighborhood is a mixture of mansions, row houses, and high-rise apartments. Highlights include the Astor Street District and the James Charnley House. The district was added to the National Register of Historic Places in 1978.

### 1131 N. State St. Chicago, IL - Bistro Zinc

Size (Approx.) 3,915 SF of First Floor Restaurant Space with Full Basement

Rental Rate \$100 PSF (Modified Gross)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	42,698	165,839	374,422
2013 Female Population	49,033	175,853	383,400
2013 Total Population	91,731	341,692	757,822
2013 Total Households	56,929	185,376	355,646

### Income

2013 Median Household Income	\$75,812	\$74,283	\$60,722
2013 Per Capita Income	\$63,064	\$54,309	\$39,698
2013 Average Household Income	\$99,293	\$95,860	\$81,936

### Nearby Businesses

Barnes and Noble  
The Goddess and the Grocer  
Maple and Ash  
Lou Malnati's

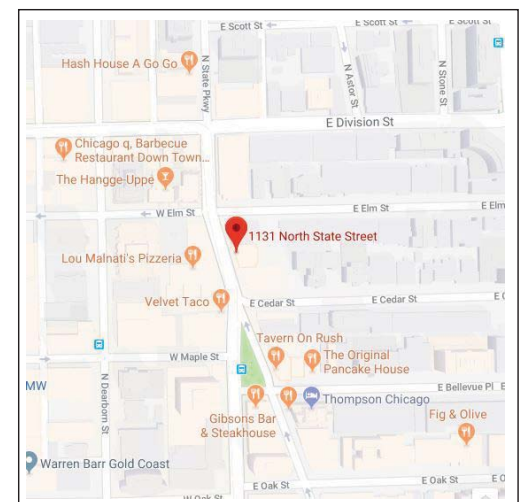
### Description

Beautiful restaurant space available for straight lease in Chicago's Gold Coast. Great exposure in high density location with strong demographics, pedestrian and vehicular traffic counts. Previous operator retired after 20+ years at the same location.

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. J525 2-12-14

### Map

On State Between Elm and Cedar



**LISTING INFO**

Agent	Jarrett Fradin
Transaction Type	Straight Lease Opportunity
Type of Property	Built-Out Restaurant (with FF&E available)
Property Data	
Property Name	Bistrot Zinc
Address	1131 North State Street
City, Zip Code	Chicago, IL 60610
Area	Gold Coast
County	Cook
Rental Rate	\$100 PSF MG
Lease Type	Modified Gross
Taxes & Insurance	Tenant responsible for any increase in taxes or insurance based on total occupied square footage.
Yearly Adjustment	3%
CAM	No CAM responsibility
Square Feet	3,915 rentable SF of first floor restaurant space with full lower level basement space.
Lease Term	TBD
Building Type	Mixed-Use – 4-story brick with 1-story rear
Frontage	Approximately 31 feet
# of Seats / Occupancy	TBD
Security Deposit	2 months security at lease execution
Guarantee	TBD
Parking	Metered street parking; public parking lots nearby
Zoning	DX-7
Licenses	Currently holds Incidental Liquor and Retail Food
A/C & Heat	Separate units
Electric (amps)	Ample
Type of Basement	Full unfinished basement
Ceiling Heights	Approximately 11 feet on first floor
Ward	2 <sup>nd</sup> Ward
Alderman	Brian Hopkins
Nearby Businesses	Barnes and Noble, The Goddess & Grocer, Maple & Ash, Lou Malnati's, Dr. Marten's, Velvet Taco
Property Description	Beautiful restaurant space available for straight lease in Chicago's Gold Coast. Great exposure in high density location with strong demographics, pedestrian and vehicle counts. Previous operator retired after 20+ happy years at the same location.
Cross Streets	On east side of State Street, between Elm and Cedar

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