

# North Center - Chicago TURN-KEY CORNER BAR/RESTAURANT WITH A LARGE OUTDOOR PATIO

Confidential Code #A161



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

## North Center

North Center is bordered on the north by Montrose Ave., on the south by Diversey Pkwy., on the west by the Chicago River and on the east by Ravenswood Ave. Like Lincoln Square to the north, the neighborhoods of Roscoe Village and North Center were settled by German immigrants. Both communities have been steadily gentrifying and growing into thriving residential and commercial districts, with plenty of family-friendly brunch spots, coffee shops, Irish pubs, German restaurants and live music and entertainment venues. Popular outdoor festivals such as Ribfest and Retro on Roscoe draw large crowds to North Center and Roscoe Village every summer.

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Size (Approx.)	1,500 S.F. (Inside) 1,000 SF (Outside)
Total Rent	\$7,488 per Month
Zoning	B1-2
Price	\$199,900 (Business, Assets & Licenses) <b>PRICE REDUCED!</b>

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	27,780	269,933	538,130
2015 Female Population	28,939	266,726	544,822
2015 Total Population	56,719	536,659	1,082,952
2015 Total Households	27,159	243,720	462,803
Housing			
2015 Total Housing Units	29,469	272,208	511,317
Income			
2015 Median Household Income	\$83,305	\$59,261	\$56,429
2015 Per Capita Income	\$53,761	\$40,139	\$36,598
2015 Average Household Income	\$111,992	\$86,513	\$83,832

## Note

*This is a confidential listing. Only qualified operators with proof of funding will be considered. Operating business. Do not disturb employees or management.*

## Description

Corner of Lincoln and Montrose with a large outdoor patio in bustling North Center neighborhood. Full basement with walk-in coolers. Located across from a public park with sidewalk seating. Turn key opportunity or bring your own concept!

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. 2-6-2014 - 1031

## Map

### North Center

