

# Logan Square - Chicago BELOW MARKET LEASE FOR FULLY TURN-KEY RESTAURANT/BAR



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

3213 W. Armitage Ave. Chicago, IL 60647



## Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

## Sink | Swim - 3213 W. Armitage Ave. Chicago, IL 60647

|                |  |
|----------------|--|
| Size (Approx.) | 3,750 SF                                   |
| Rental Rate    | \$5,058.75 per Month (Net)                 |
| Price          | \$229,000 (Business) <b>Price Reduced!</b> |

For additional information or to schedule a showing contact:

|                      |                       |
|----------------------|-----------------------|
| Brian Laskov         | Daniel Rubinow        |
| 312.575.0480 ext. 14 | 312.575.0480 ext. 23  |
| Brian@kudangroup.com | Daniel@kudangroup.com |

## Demographics

|                        | 1-mi.  | 3-mi.   | 5-mi.     |
|------------------------|--------|---------|-----------|
| Population             |        |         |           |
| 2015 Male Population   | 37,570 | 266,937 | 617,315   |
| 2015 Female Population | 35,770 | 264,591 | 634,894   |
| 2015 Total Population  | 73,340 | 531,528 | 1,252,209 |
| 2015 Total Households  | 27,775 | 203,075 | 518,889   |

## Income

|                               |          |          |          |
|-------------------------------|----------|----------|----------|
| 2015 Median Household Income  | \$47,671 | \$56,217 | \$54,685 |
| 2015 Per Capita Income        | \$26,325 | \$33,504 | \$35,320 |
| 2015 Average Household Income | \$69,002 | \$86,718 | \$83,703 |

## Nearby Businesses

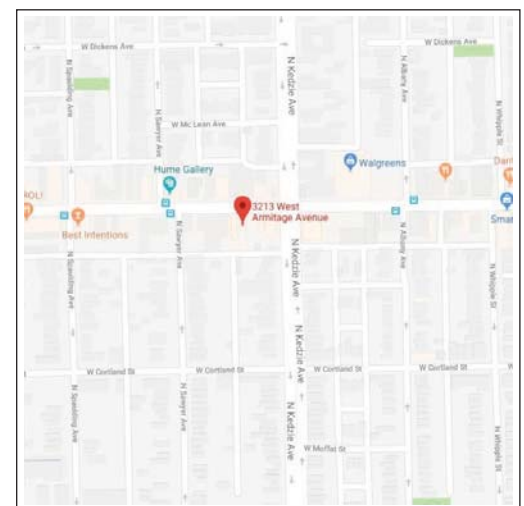
|                    |                        |
|--------------------|------------------------|
| <i>Giant</i>       | <i>Parson's</i>        |
| <i>Scofflaw</i>    | <i>Ground Control</i>  |
| <i>Moonlighter</i> | <i>Best Intentions</i> |
| <i>La Bomba</i>    | <i>Osteria Langhe</i>  |

## Description

Below market lease for fully turn-key, impeccably designed Restaurant/Bar in hot Logan Square "Restaurant Row". High ceilings, painted exposed brick walls with open, bright and clean layout and an extensive bar. Adjacent to award-winning restaurants GIANT, Scofflaw, Moonlighter and Parson's Chicken.

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. 1024 7-29-2013

## Map Armitage & Kedzie



### LISTING INFO

|                                |   |
|--------------------------------|---|
| Agents                         | Brian Laskov / Daniel Rubinow   |
| Transaction Type               | Business Sale   |
| Type of Property               | Restaurant located in mixed-use 2-story building  |
| Real Estate included in price? | No (but ask the agent about RE)   |
| <b>Property Data</b>           |   |
| Property Name                  | Sink   Swim   |
| Address                        | 3213 W. Armitage  |
| City, Zip Code                 | Chicago, IL 60647   |
| Area                           | Logan Sq.   |
| County                         | Cook  |
| Sale Price                     | \$229,000 (Business) <b>Price Reduced!</b>  |
| Rental Rate                    | \$5,058.75 per Month  |
| Lease Type                     | Net   |
| Lease Term                     | 12/31/24  |
| Yearly Adjustment              | 2%  |
| CAP Rate                       | See agent   |
| CAM & Insurance                | ½ of building insurance   |
| Security Deposit               | \$10,000  |
| Taxes                          | ½ of property tax   |
| Building Type and Year Built   | 2 story mixed use   |
| # of Seats                     | See agent   |
| Stories                        | See agent   |
| Size                           | 3,750 SF  |
| Parking                        | Street  |
| Zoning                         | See agent   |
| Licenses                       | Retail Food and Incidental Liquor License   |
| A/C & Heat                     | See agent   |
| Electric (amps)                | See agent   |
| Type of Roof & Age             | See agent   |
| Type of Basement               | Partial   |
| Ceiling Heights                | High  |
| Ward                           | 26  |
| Alderman                       | Roberto Maldonado (773)395-0143   |
| Nearby Businesses              | Giant, Scofflaw, Moonlighter, La Bomba, Parson's Chicken, Ground Control, Best Intentions, Damn Fine Coffee Bar, Osteria Langhe, Dos Urban Cantina, Middle Brow Beer  |
| Property Description           | BELOW MARKET LEASE for FULLY TURN-KEY impeccably designed Restaurant/Bar in hot Logan Square "Restaurant Row". High ceilings, painted exposed brick walls with open, bright and clean layout and an extensive bar. Adjacent to award-winning restaurants GIANT, Scofflaw, Moonlighter and Parson's Chicken. |
| Cross Streets                  | Armitage and Kedzie   |

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

**LISTING INFO**

| <b>Business Data</b>                 |                |
|--------------------------------------|----------------|
| Is the business currently operating? | No             |
| Business Description                 | Seafood        |
| Year Established                     | 2015           |
| Years of Operation                   | 3 years        |
| No. of Employees                     | 22             |
| Approx. Annual Gross Sales           | \$1,007,000.00 |
| FF&E included in price?              | Yes            |