

Lincoln Square/North Center- Chicago THREE STORY MIXED USE BUILDING W/ FULLY BUILT-OUT RESTAURANT & TAVERN LICENSE

Confidential #B115



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

Lincoln Square

Lincoln Square is accessible through the Brown Line of the 'L'. Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and crafts are a focus here and for dining, there is international flair. You can dig into authentic Mexican, feast on French fare or grab a slice of Neapolitan-goodness at a local pizzeria. Neighborhood gems dot the streets along the commercial heart of Lincoln Square at the intersections of Lawrence, Western and Lincoln Avenues, as well as the Ravenswood corridor — a unique cross-section of industry and creative businesses.

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Total Building	+/- 6,400 SF (Including Basement)
Restaurant	+/- 2,400 SF
Two 3 Bed 1 Bath Apts	+/- 1,350 SF (Each)
Basement	+/- 1,300 SF
CAP	8.2%
Asking Price	\$249,000 (Business Only) or \$1,449,000 (Business + Real Estate)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,226	235,863	485,844
2015 Female Population	24,300	232,526	489,269
2015 Total Population	48,526	468,389	975,113
2015 Total Households	18,271	196,044	403,374
Housing			
2015 Total Housing Units	19,837	216,866	442,287
Income			
2015 Median Household Income	\$53,738	\$52,544	\$55,831
2015 Per Capita Income	\$29,414	\$33,755	\$35,386
2015 Average Household Income	\$77,314	\$78,286	\$83,586

Note

This listing is confidential. Please see the enclosed Non-Disclosure Agreement (NDA) to receive the full details. Operating business. Do not disturb employees or management.

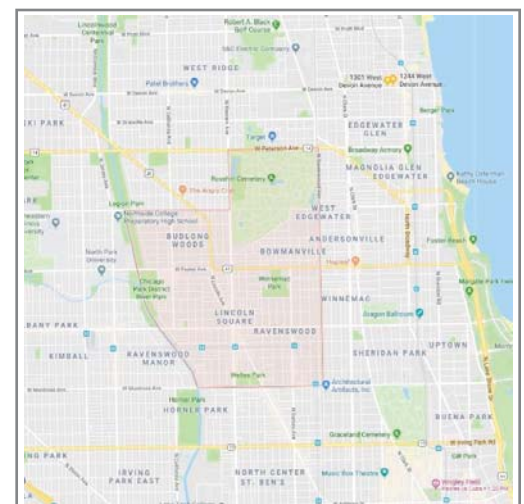
Description

8.2% CAP Mixed-use, three-story greystone building in Lincoln Square/North Center. Includes fully built-out, modernly designed and equipped restaurant/bar with full basement, large sidewalk patio and tavern liquor license. Two 3 bedroom, 1 bath apartments include laundry, hardwood floors, porch as well as parking for 3 cars. Convenient location near park, shops, transportation and restaurants.

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. 628 1-14-2013

Map

Lincoln Square



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description(s)	8.2% CAP Mixed Use, Three-Story Building with Fully Built Out Restaurant/Bar with Tavern License in Lincoln Square/North Center
Asking Price:	\$1,449,000 (Real Estate + Business) - OR- \$249,000 (Business Only)
In which publication/web site did you see the listing?	
Code #	B115
Your contact info:	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leaseing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:

Please Fax to Kudan Group, Inc. 312.575.0497