

# Lakeview - Chicago

## RECENTLY UPDATED TURN-KEY BAR & GRILL OPPORTUNITY



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



3244 N. Lincoln Ave. Chicago, IL

### Demographics

|                        | 1-mi.  | 3-mi.   | 5-mi.     |
|------------------------|--------|---------|-----------|
| Population             |        |         |           |
| 2015 Male Population   | 36,368 | 260,866 | 548,323   |
| 2015 Female Population | 35,072 | 259,773 | 552,362   |
| 2015 Total Population  | 71,440 | 520,639 | 1,100,685 |
| 2015 Total Households  | 33,627 | 244,695 | 482,006   |

### Income

|                               | 1-mi.     | 3-mi.    | 5-mi.    |
|-------------------------------|-----------|----------|----------|
| 2015 Median Household Income  | \$93,728  | \$62,284 | \$57,506 |
| 2015 Per Capita Income        | \$61,624  | \$44,976 | \$39,385 |
| 2015 Average Household Income | \$130,548 | \$93,895 | \$87,769 |

### Nearby Businesses

|                |                |
|----------------|----------------|
| Wishbone       | Thai Thank You |
| Whole Foods    | Starbucks      |
| XSport Fitness | Hair Cuttery   |
| CorePower Yoga | Little Gym     |

### Business Description

Recently updated turn-key bar & grill opportunity in Lakeview. Some of the desirable features include Black Iron, one walk-in with tap system and one food walk-in, full bar, POS System and ADA compliant bathrooms.

*Operating business. Do not disturb employees or management.*

OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

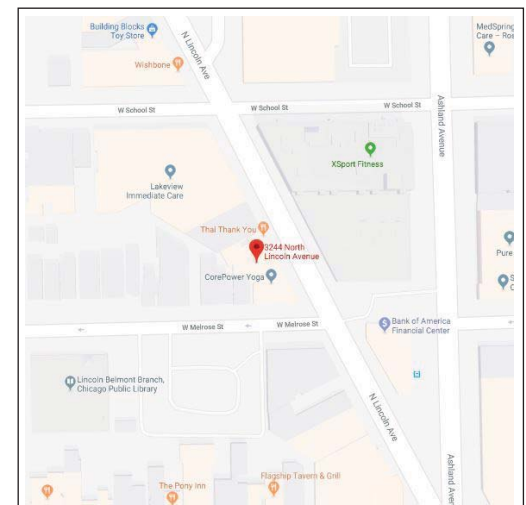
### Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

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. 386 02-02-16

### Map

Lincoln Ave. & Melrose St.



**Wooden Nickel Bar & Grill**- 3244 N. Lincoln Ave. Chicago, IL 60657

Size 2,272 SF (First Floor) 897 SF (Second Floor)

Base Rental Rate \$5,921.69 per Month (NNN)

Price \$249,000 (Business)

For additional information or to schedule a showing contact:

Georg Simos

312.575.0480 ext. 21

georg@kudangroup.com

Information Sheet – Wooden Nickel

|                    |  |
|--------------------|--|
| Listing Agent      | Georg Simos  |
| Transaction Type   | Business Sale and Lease Assignment   |
| Listing Status     | Public   |
| Property Type      | Street Retail Restaurant in Mixed Use Building   |
| Property Name      | Wooden Nickel Bar & Grill  |
| Address            | 3244 N. Lincoln Ave.   |
| City, Zip          | Chicago, IL 60657  |
| Area               | Lakeview   |
| County             | Cook   |
| Asking Price       | \$249,000 (Business Sale)  |
| Base Rental Rate   | \$5,921.69/Month   |
| Type of Lease      | NNN  |
| Property Taxes     | Tenant is responsible for proportionate share of property taxes (100%). Roughly \$1,200 per month.   |
| Property Insurance | Tenant is responsible for proportionate share of property insurance (100%). Roughly \$250 per month. |
| Water              | Tenant is responsible for proportionate share of water bill.   |
| Yearly Adjustment  | 4% Annual Escalations. Next increase commences June 15, 2019.  |
| Duration           | 1 Year Lease Left With Two 5-Year Option to Renew  |
| Security Deposit   | TBD  |
| Building Type      | Brick Mixed Use Three-Story  |
| Number of Seats    | 99   |
| Stories            | 1 <sup>st</sup> Floor Street Level Retail - 2 <sup>nd</sup> Floor for Storage                        |
| Size (Business)    | 2,272 S.F. First Floor. 897 S.F. Second Floor  |
| Parking            | Street parking.  |
| Zoning             | B1-3   |
| Licenses           | Retail Food and Incidental Liquor  |

|                                      |   |
|--------------------------------------|---|
| A/C & Heat                           | Forced Air  |
| Electric (amps)                      | 400 AMP   |
| Ward and Alderman                    | 47 <sup>th</sup> Ward Amaya Pawar (773) 525-6034  |
| Nearby Business                      | Wishbone, New Whole Foods Development, Xsport Fitness Club  |
| Property Description                 | Retail Space in Mixed Use Building  |
| Location Description                 | <p>Lakeview<br/> Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field and the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.</p> |
| Cross Streets                        | Lincoln Avenue and Melrose Street one block North of Belmont Avenue   |
| Is the business currently operating? | Yes   |
| Business Description                 | Recently updated turn-key bar & grill opportunity in Lakeview. Some of the desirable features include Black Iron, one Walk-In with Tap System and one Food Walk-In, Full Bar, POS system and ADA Compliant bathrooms.   |
| Reasons for Selling                  | Health and Family Concerns  |
| Year Business Established            | 2017  |
| Years of Operation                   | 1 Years   |
| Inventory Included                   | Negotiable  |
| Support/Training                     | Yes   |
| Website                              | <a href="http://woodennickelchicago.com">http://woodennickelchicago.com</a>   |