

# Lakeview - Chicago

## SECOND GENERATION RESTAURANT AND BAR 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

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

This second generation restaurant and bar opportunity can easily be re-concepted with little investment. 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.

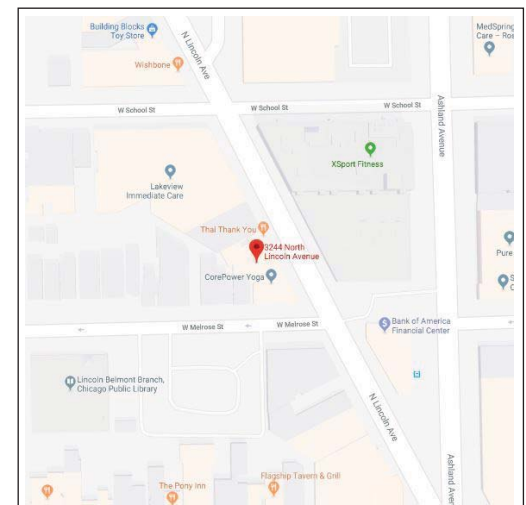
### Lakeview

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  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	This second generation restaurant and bar opportunity can easily be re-concepted with little investment. 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>