

Lincoln Park- Chicago HOT DOG RESTAURANT WITH LOYAL CUSTOMER BASE



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



Demographics

	1-mi.	3-mi.	5-mi.
Population	26,480	223,855	474,230
2015 Male Population	29,912	229,845	482,682
2015 Female Population	56,392	453,700	956,912
2015 Total Population	27,906	238,524	433,147
2015 Total Households	66,150	1,029,349	1,542,083

Income

2015 Median Household Income	\$79,410	\$73,081	\$58,666
2015 Per Capita Income	\$60,880	\$58,525	\$41,968
2015 Average Household Income	\$115,396	\$108,044	\$90,45

Nearby Businesses & Attractions

Lincoln Park Zoo
R.J. Grunts
Chicago Pizza and Oven Grinder
Starbucks

Description

Hot dog restaurant with loyal customer base in Lincoln Park. Includes basement and opportunity for large sidewalk cafe for additional seating. All FF&E included in the asking price. No other affordable restaurants like this in the area!

Operating business. Do not disturb employees or management.

MOTIVATED SELLER! WILL ENTERTAIN ANY CASH OFFER!

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

Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

Mello's Carry Out - 2100 N. Clark St. Chicago, IL

Size (Approx.)	1,300 S.F. + 1,500 S.F. Basement + Sidewalk Seating
Rental Rate	\$5,612 per Month (Modified Gross)
Price	\$79,000 (Business) PRICE REDUCED!

For additional information or to schedule a showing contact:

Brian Laskov

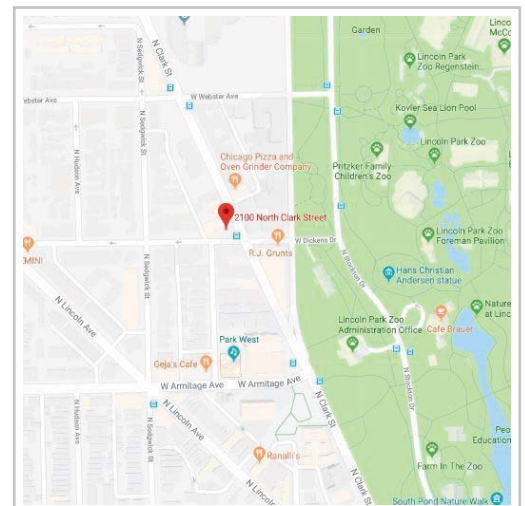
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No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 621 1-11-2012

Map

Clark St. & Dickens Drive



LISTING INFO

Agent Responsible	Brian Laskov
Is this Confidential?	<i>Operating business. Do not disturb employees or management.</i>
Transaction Type	Business for Sale - MOTIVATED SELLER! WILL ENTERTAIN ANY CASH OFFER.
Real Estate included in price?	No
Property Data	
Property Name	Mello's Carry Out
Address	2100 N. Clark
City, Zip Code	Chicago, IL 60614
Area	Lincoln Park
County	Cook
Sale Price	\$79,000 (Business) PRICE REDUCED!
Rental Rate	\$5,612 per Month
Lease Type	Modified Gross
Lease Term	July 31, 2021
Options	Landlord will give options to continue lease
Yearly Adjustment	CPI (Cap of 3.5% annual)
CAM & Insurance	NA
Security Deposit	\$10,600
Taxes	12% of any increase
Stories	4
Size	1,300 SF 1 st floor 1,500 SF basement plus room for sidewalk seating
Parking	Street
Zoning	B1-3
Licenses	Retail food
A/C & Heat	See Agent
Electric (amps)	See Agent
Type of Basement	Full Basement
Ward	43
Alderman – Name and Phone Number	Michele Smith 773-348-9500
Nearby Businesses	Lincoln Park Zoo, R.J. Grunts, Chicago Pizza and Oven Grinder, Starbucks, Gemini, Francis Parker School
Property Description	Commercial unit located on the main floor of a multi-unit apartment building. Includes a basement and room for sidewalk seating. Large residential and commercial population in the immediate area.
Location Description	Lincoln Park across from the zoo, Francis Parker School and surrounded by other Chicago iconic restaurants. High household income, densely populated, high daytime employment. Easy access to Lake Shore Drive

LISTING INFO

Cross Streets	Clark St. and Dickens Dr.
Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Description	Fully built-out quick-service restaurant with loyal following. Corner location in Lincoln Park, across from the zoo. Has been a hot dog joint for 50 years under current name and recipes for 20 years, which are included. Absentee owner huge potential for new ownership. No other affordable restaurants like this in the area. Opportunity for large sidewalk cafe for additional seating.
Year Established	50 years ago
Hours of Operation	9 – 9 M-Sat 9 – 8 Sun.
Reason for selling	Absentee owner needs new ownership seller is never there
FF&E included in price?	Yes
Will seller provide training?	Yes