

Portage Park - Chicago

BEAUTIFULLY BUILT OUT RESTAURANT WITH PRIVATE OUTDOOR PATIO



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

Confidential #M736



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

Portage Park

Portage Park is bordered by the community areas of Jefferson Park and Forest Glen to the north, Dunning and the suburb of Harwood Heights to the west, Irving Park to the east and Belmont-Cragin to the south. A 36-acre namesake park at Irving Park Road and Central Avenue anchors this Northwest Side residential neighborhood. The Six Corners intersection of Irving Park, Milwaukee and Cicero is the site of a historic shopping district dating back to the 1840s. It later became one of Chicago's busiest off-Loop retail areas in the 1940s and '50s. The recently reopened Portage Theater shows classic films in a 1920s-era Art Deco building at the Corners.

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Size (Approx.)	1,625 SF Interior
	1,250 SF Patio (\$27/SF x 4 Months)
Lease Rate	\$27.80/SF Net
Price	\$184,900 (Business, Licenses, Assets)

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	21,358	206,975	507,426
2011 Female Population	22,188	208,043	519,937
2011 Total Population	43,546	415,019	1,027,363
2011 Total Households	16,368	141,215	377,501
Housing			
2000 Total Housing Units	17,672	151,266	403,967
Income			
2011 Median Household Income	\$54,473	\$49,819	\$53,150
2011 Per Capita Income	\$29,484	\$25,062	\$29,433
2011 Average Household Income	\$78,440	\$73,654	\$80,100

Confidentiality Note

This listing is confidential. Please see instructions in enclosed NDA (Non-Disclosure Agreement) to receive more information. Operating business. Do not disturb employees or management.

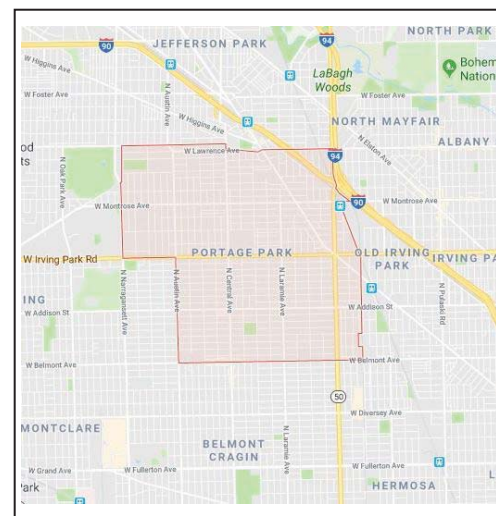
Description

Beautifully built-out restaurant space in Portage Park. Large bar area with several 4 and 2-top seated tables. Small private dining area for up to 10 people. Expansive private outdoor patio with seating for 40 plus. This business sale includes outdoor patio, incidental liquor and retail food licenses and FF&E.

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. 633 4-10-2013

Map

Portage Park



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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description(s)	Beautifully Built Out Restaurant with Private Patio in Portage Park
Asking Price:	\$184,900 (Business, Licenses, Assets)
In which publication/web site did you see the listing?	
Code #	M736
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	