

Lincoln Square/North Center - Chicago

NEWLY REMODELED RESTAURANT WITH ALL FF&E INCLUDED



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

2205 W. Montrose Ave. Chicago, IL 60618



Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|------------------------|--------|---------|---------|
| Population | | | |
| 2015 Male Population | 26,008 | 252,474 | 492,349 |
| 2015 Female Population | 26,877 | 247,182 | 494,821 |
| 2015 Total Population | 52,885 | 499,656 | 987,170 |
| 2015 Total Households | 23,326 | 212,876 | 409,954 |

Income

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|----------|----------|----------|
| 2015 Median Household Income | \$58,792 | \$54,075 | \$55,996 |
| 2015 Per Capita Income | \$38,064 | \$35,385 | \$35,609 |
| 2015 Average Household Income | \$85,465 | \$80,874 | \$83,980 |

Nearby Businesses

Monty Gaels
Tiny Lounge
Northman
Jury's Fork

Bad Apple
Royal Thai
Half Acre Beer Co.
Wild Goose Bar

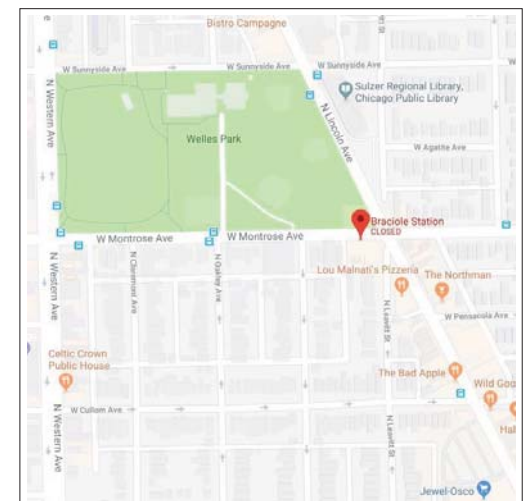
Description

Amazing little restaurant right in the heart of North Center located across the street from Welles Park. The space is newly remodeled with all new equipment and exhaust hood. Full basement is included in rate. All FF&E included. Showings are available upon request.

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. 2-6-2014 - 1031

Map

Montrose Ave. & Lincoln Ave.



Lincoln Square

Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and dining are the focus here. Neighborhood gems dot the streets along every corner. Family, fun, and festivals are true components that make this neighborhood.

Bracirole Station - 2205 W. Montrose Ave. Chicago, IL 60618

| | |
|----------------|-------------------------|
| Size (Approx.) | 650 SF + Full Basement |
| Base Rent | \$1,802 per Month (NNN) |
| Zoning | B1-2 |
| Price | \$69,000 (Business) |

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

LISTING INFO

| | |
|----------------------------------|---|
| Agent Responsible | Adam Salamon |
| Transaction Type | Business Sale with Lease Assignment |
| Type of Property | Restaurant |
| Property Data | |
| Address | 2205 W. Montrose Ave. |
| City, Zip Code | Chicago 60618 |
| Area | North Center – Lincoln Square |
| County | Cook |
| Sale Price | \$69,000.00(Business) |
| Rental Rate | \$1,802.00 Base Rent (\$33.27/SF) |
| Lease Type | Triple Net |
| Lease Term | March 31, 2020 |
| Options | Five year option |
| Yearly Adjustment | 2.5% |
| CAM, Insurance, Taxes | \$4.25/SF |
| Security Deposit | \$3,500.00 |
| # of Seats | 16 |
| Size | 650 SF |
| Parking | Street |
| Zoning | B1-2 |
| Licenses | Retail Food |
| A/C & Heat | Central HVAC |
| Electric (amps) | 200 Amps |
| Type of Basement | Full Basement (650 SF) |
| Ceiling Heights | 12' |
| Ward | 47 |
| Alderman – Name and Phone Number | Ameya Pawar 773-868-4747 |
| Nearby Businesses | Monty Gaels, Tiny Lounge, Northman, Jury's Fork, Lou Malnati's, Bad Apple, Royal Thai |
| Cross Streets | Montrose Ave. & Lincoln Ave. |
| Business Data | |
| Business Name | Bracirole Station |
| Business Description | Amazing little restaurant right in the heart of North Center located across the street from Welles Park. The space is newly remodeled with all new equipment and exhaust hood. Full basement is included in rate. All FF&E included. Showings available upon request. |
| Year Established | 2017 |
| No. of Employees | 3 |
| Hours of Operation | 11am – 9pm Sun. – Thurs., 11am – 10pm Fri. & Sat. |
| FF&E included in price? | Yes |
| Will seller provide training? | Yes |