

# Wicker Park - Chicago

## TURN-KEY CORNER RESTAURANT WITH BELOW MARKET LEASE



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

1393 N. Milwaukee Ave. Chicago, IL



### Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

### 1393 N. Milwaukee Ave. Chicago, IL

Size	+/- 1,540 SF
Rental Rate	\$5,129.60 per Month or \$40/SF (Net)
Tax, CAM & Insurance	\$1,184.40 per Month or \$9/SF
Price	\$149,000 (Business)

For additional information or to schedule a showing contact:

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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757

### Income

2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

### Nearby Businesses

Ina Mae Emporium	Floyd's Barbershop
Walgreens	Davenport's
Reckless Records	Oiistar
	Antique Taco

### Description

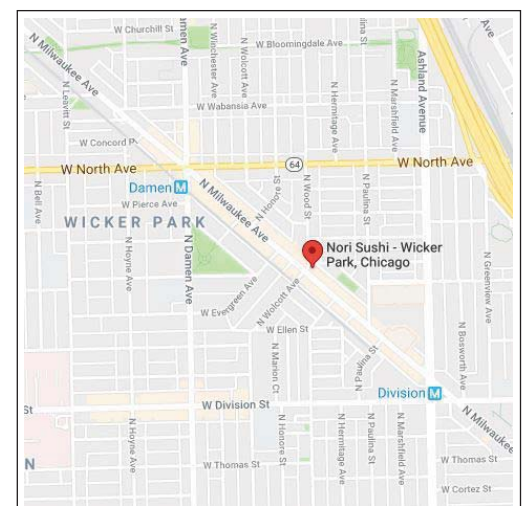
Turn-key corner restaurant with great visibility in the heart of Wicker Park on Milwaukee Ave. with below market rent! Recently updated, open kitchen layout, large hood and sidewalk patio. Short walking distance to Damen or Division Blue Line train stops.

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

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. 1044 09.01.2015

### Map

Milwaukee Ave. & Wood St.



## LISTING INFO

Agent Responsible	Brian Laskov and Juan Carlos Gomez
Transaction Type	Business Only for Sale with Lease Assignment
Type of Property	Restaurant
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	Nori
Address	1393 N. Milwaukee Ave.
City, Zip Code	Chicago, IL 60622
County	Cook
Sale Price	\$149,000 (Business)
Rental Rate	\$5,129.60 per mo. or \$40/SF
Lease Type	Net
Lease Term	Goes to July 1, 2026 with options
Options	Two 5 yr options
Yearly Adjustment	3%
Taxes, CAM & Insurance	\$1,184.40 per. mo. or \$9/SF
Security Deposit	\$8,340.00
Building Type and Year Built	4 story mixed use building
# of Seats	36 inside plus 24 sidewalk patio
Stories	1
Size	1,540 Square Feet
Parking	Street
Zoning	C1-2
Licenses	Retail Food
A/C & Heat	Yes
Type of Basement	No
Ward	1 <sup>st</sup>
Alderman – Name and Phone Number	Joe Moreno 773-278-0101
Nearby Businesses	Ina Mae, Emporium, Walgreens, Reckless Records, Floyd's Barbershop, Davenport's, Oiistar, Antique Taco, Halal Guys, The Den Theatre, 105F Hot Yoga, Umami Burger, Burton, Levi's, Urban Outfitters, ADIDAS
Property Description	Turn-key corner restaurant with great visibility in the heart of Wicker Park on Milwaukee Ave. with below market rent! Recently updated, open kitchen layout, large hood and sidewalk patio. <i>Operating business. Do not disturb employees or management.</i>
Location Description	In the heart of Wicker Park, surrounded by assorted hip clothing/ retail shops, popular restaurants, art galleries, coffee shops, fitness studios, and a small independent theater. Short walking distance to Damen or Division Blue Line train stops.
Cross Streets	Milwaukee Ave. & Wood St.

### LISTING INFO

<b>Business Data</b>	
Is the business currently operating?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Business Description	Casual neighborhood Sushi restaurant
Year Established	2011
Years of Operation	7 yrs
Reason for selling	Moving
Approx. Annual Gross Sales	Avg. \$1.03 million
FF&E included in price?	Yes

# ADDITIONAL PHOTOS



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