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Current Listings

Available Chicago Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Chicago Suburbs Brian Laskov Daniel Rubinow	CONFIDENTIAL B117	8,000 S.F.	Business: \$1.2 Million	Profitable, full service, off-premise catering and events company. Established in the mid 1980's, the company currently operates out of a leasable 8,000 SF kitchen, office and warehouse complex. Operating business. Do not disturb employees or management.
Edgewater Adam Salamon	Norse Bar 6334 N. Clark St. Code A162	1,500 S.F.	**PENDING CONTRACT** Business: \$54,900 Rental Rate: \$3,000 per Month (Gross)	Popular craft brew pub available in the heart of Edgewater. Newer fixtures, plumbing and complete FF&E package included. Turn-key operation includes a tavern liquor license. Below market lease! Operating business. Do not disturb employees or management.
Gladstone Park Daniel Rubinow	6154 N. Milwaukee Ave. Code D111	4,194 S.F. Building on 2,097 S.F. Lot	Business & Real Estate: \$1,499,000	The Garage Bar & Sandwiches is a gem of an opportunity for anyone interested in purchasing a successful business with real estate. This restaurant and bar has shown steady financial growth since it opened and it has established itself as the destination in the neighborhood. The Garage is a fully turn-key neighborhood bar and eatery concept which features a creative food and drink menu. The building also features the area's only rooftop deck, making it a huge draw.
Gold Coast Jarrett Fradin	1131 N. State St. Code M727	3,915 S.F. 1st Fl. Restaurant Space + Full Basement	Rental Rate: \$100/SF Modified Gross	Beautiful restaurant space available for straight lease in Chicago's Gold Coast. Great exposure in high density location with strong demographics, pedestrian and vehicle traffic counts. Existing Operator (Bistro Zinc) retiring after 20+ years at the same location. Available 9/1/18. Operating business. Do not disturb employees or management.
Gold Coast Juan Carlos Gomez	1050 N. State St. Code 1041	5,000 S.F. Ground Floor + 1,000 S.F. Mezzanine	Business Sale: \$599,000 Rental Rate: \$65/SF Gross	Multi-level restaurant and bar available in the affluent Gold Coast neighborhood. This rare opportunity is located in the ground floor of the Newberry Plaza luxury tower, surrounded by high-end shopping, hotels, dining and entertainment. The restaurant has undergone a recent renovation. Features a sidewalk café for additional al fresco dining overlooking some of Chicago's historical landmarks. All showings must be accompanied by listing agent.
Gold Coast Jarrett Fradin	1135 N. State St. Code M728	3,329 S.F. (2,038 S.F. 1st Fl. and 1,291 S.F. 2nd Fl.) + Basement	Rental Rate: \$85/SF Modified Gross Blended	Multi-level freestanding building available for straight lease in the heart of Gold Coast. Surrounded by high end boutique retail, entertainment, nightlife and restaurants.
East Lakeview Brian Laskov	Bistro 750 750 W. Cornelia Ave. Code B116	2,000 S.F.	Business Sale: See Agent Rental Rate: \$7,500 per Month (Gross)	Fully-equipped, turn-key restaurant/bar with New Tavern License! Exposed brick and high tin ceilings. Includes large sidewalk patio. Recently updated with new HVAC, bathrooms and plumbing. Great location on North Halsted in a bar and restaurant district. The area's banner events, the Chicago Pride Parade and Market Days attract more than 1 million spectators and visitors each summer.

Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Lakeview Adam Salamon	Gyro Mena 905 W. Belmont Ave. Code A149	1,250 S.F.	Business Sale: \$84,900 Rental Rate: \$45/SF Net	Great fast casual restaurant available right in the heart of Lakeview. Space comes complete with a large black iron/exhaust system and a full basement for storage. All furniture, fixtures, and equipment are included with the business. Operating business. Do not disturb employees or management.
Lakeview Jarrett Fradin	CONFIDENTIAL Code M738	+/- 3,725 SF Total	**PRICE REDUCTION** Business Sale: \$199,000 Rental Rate: \$15,500 Per Month (Modified Gross)	Family owned and operated restaurant just .5 miles from Wrigleyville. High density location with strong demographics, pedestrian and vehicular traffic counts. Private dining area located on the second level. Windows open accordion style for great exposure. 10 handle tap beer system. Lower level consists of walk-in coolers, full kitchen line, prep area, office space, bathrooms, liquor room, dry storage area and dish washing station with ADA wheel chairlift. Open for breakfast, lunch, dinner and late night dining. Operating business. Do not disturb employees or management.
Lakeview Brian Laskov	2843 N. Halsted St. Code B107	4,000 (1st Floor) 2,000 (2nd Floor) 6,000 SF Building 4,480 SF Lot	Real Estate for Sale: \$1,299,000 Rental Rate: \$25/SF Modified Gross	Prime retail space with restaurant infrastructure available for lease in Lakeview/Lincoln Park. Entire building also available for sale. Ground floor is comprised of 4,000 SF with a bar/dining area in the front, kitchen and hood in the center and a large room in the back. The back room features a stage and bar, high timber loft ceilings, skylight and exposed brick. This property also has a partial second floor with an office and storage space. There is a retractable garage door and possible outdoor cafe.
Lakeview Jarrett Fradin	3113 N. Halsted St. Code M733	1,000 S.F.	Assets: \$64,900 Rental Rate: \$3,500 per Month (Gross)	Quick-service restaurant located on a 4-corner intersection! Includes Black Iron, full kitchen and prep area with extensive equipment, as well as 30 parking spaces. Casual comfortable dining area seats 20+. Floor to ceiling windows allow for great visibility with excellent opportunity for branding. Ideal space for delivery, carry-out and casual dining. Operating business. Do not disturb employees or management.
Lakeview Jarrett Fradin	3109 N. Broadway St. Code 689	4,716 S.F. (Building) 5,123 S.F. (Land)	**PRICE REDUCTION** Real Estate: \$2,800,000	Single story building with fully built-out commercial kitchen. Located on approximately 5,125 SF of land with associate 5'x59' parcel of land (extending from the rear of the building to Barry Street on the South). Located across from Mariano's and national retail shops and restaurants. Previous tenant, House of Fine Chocolates, operated out of the space for 75 years. Current tenant, Lakeview Kitchen and Market, completed a full rebuild of the space in the recent years and is currently operating a Shared Kitchen concept. Real estate development or owner/operator opportunity.
Lakeview Juan Carlos Gomez	TOD Development Opportunity Parcel A - 3444-50 N. Lincoln Ave. & Parcel B - 3449-51 N. Lincoln Ave (1713 W. Cornelia Ave.)	Parcel A - 2,671 S.F. (Pelly's Liquor) 5,567 S.F. (Fernando's) 9,244 S.F. (Lot) 1,300 S.F. (Parking) Parcel B - 10,004 S.F.	Parcel A: Real Estate: \$2,900,000 Parcel B: Real Estate: \$3,100,000	Sale of two real estate development opportunities. The subject properties include a single-story commercial building with non-exclusive easement reserved in the deed for ingress, egress and parking - and - a vacant lot across the street for development (fronting both Lincoln and Cornelia Avenues). Both parcels are located within the required radius for potential Transit Oriented Development (TOD) near the CTA Paulina Brown Line station and city sanctioned pedestrian street.
Lakeview Juan Carlos Gomez	Formerly Pelly's Liquors 3444 Lincoln Ave. Code 1071	2,671 S.F.	Rental Rate: \$40/SF NNN	Former liquor store with high visibility available in a high traffic area. This property includes 3 dedicated parking spaces. It is also conveniently located just steps from the Paulina Brown Line station with an annual ridership of 850,000+ commuters.

Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Lincoln Park Brian Laskov	Mello's 2100 N. Clark St. Code B112	1,300 S.F. + 1,500 S.F. Basement + Sidewalk Seating	Business: \$40,000 Rental Rate: \$5,612 per Month (Modified Gross)	Fully built-out quick-service restaurant with loyal following 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!
Lincoln Park Jarrett Fradin	CONFIDENTIAL Code M737	7,789 S.F. Building 5,400 S.F. Commercial 2,354 S.F. Residential	Real Estate + Business: \$3,995,000	Successful restaurant and rare mixed-use real estate opportunity in Lincoln Park. High grossing, profitable, longstanding restaurant is approx. 5,400 SF on two floors, with an additional basement level. Occupancy of 193 indoors and 80 outdoors. Two 3-bedroom/2+ bathroom residential units located on third floor. Media signage included. <i>Operating business. Do not disturb employees or management.</i>
Lincoln Park Brian Laskov Juan Carlos Gomez	2020 Lincoln Park West Code B107	4,650 S.F to 10,625 S.F.	Real Estate: \$675,000 Rental Rate: \$14/SF NNN	This second generation restaurant space at the base of a 440 unit apartment complex is available for all use; including retail, office or medical. Located amongst local staples such as Chicago Pizza and Oven Grinder Company, R.J. Grunts, Geja's Café and Park West entertainment venue. Locals and tourist alike enjoy nearby attractions such as the Lincoln Park Zoo (3M visitors*) and Lincoln Park and North Avenue Beach (6.5M visitors*).
Lincoln Square Daniel Rubinow	Monti's 4757 N. Talman Ave. Code D110	1,000 S.F.	Business: \$179,000	World famous North Side gourmet sandwich shop and bar available for sale. This business makes money! Completely turn-key. Purchaser gets everything, including naming rights, a new logo and extensive social media presence with thousands of followers. This restaurant also features a low lease rate! Operating business. Do not disturb employees or management.
Logan Square Daniel Rubinow Brian Laskov	Sink Swim 3213 W. Armitage Ave.	3,750 S.F.	Business: \$229,000 Real Estate: See agent	BELOW MARKET LEASE for FULLY TURN-KEY impeccably designed restaurant/Bar in hot Logan Square "Restaurant Row". High ceilings, painted exposed brick walls with open, bright and clean layout and an extensive bar. Adjacent to award-winning restaurants GIANT, Scofflaw, Moonlighter and Parson's Chicken.
Loop Juan Carlos Gomez	320 S. Michigan Ave. Code 1072	6,126 S.F. 1st Floor 2,082 S.F. 2nd Floor 2,145 S.F. Basement 10,353 S.F. Total	Real Estate: \$3,900,000 Rental Rate: \$75/SF NNN	High profile three level commercial space for lease or sale in Chicago's desirable Loop. Flagship restaurant/retail opportunity with 35 feet of frontage on South Michigan Avenue. Black iron infrastructure in place. Outdoor seating available. Loading dock in rear of building. High traffic location with Metra South Shore Line and entrance to Millennium Park Garage just at the corner of the building. Capture residents, commuters, students, convention center attendees and tourists.
Loop Georg Simos	Freshii 233 N. Michigan Ave. Code G107	2,154 S.F.	Business: \$340,000 Rental Rate: \$8,699 per Month (NNN)	#1 Ranked fast casual healthy restaurant in the country. One of the fastest growing health and wellness brands in the world. All FF&E and inventory included in the asking price. Operating business. Do not disturb employees or management.
Loop, South Juan Carlos Gomez	Tommy Gun's Garage 2114 S. Wabash Ave. Code 1068	6,000 S.F. + Mezzanine for Office & Additional Rooms	Business: \$225,000 Rental Rate: \$22/SF NNN (Restaurant/Bar) \$4,000 per Month (Parking)	Grand bow truss restaurant and entertainment venue with parking in the ever expanding South Loop. Take advantage of mass visitors attending McCormick Place, the premier convention facility in North America. Just minutes away, the center attracts close to three million visitors each year. Operating business. DO not disturb employees or management.

Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Loop, South Juan Carlos Gomez	CONFIDENTIAL Code 1067	2,247 S.F.	Business: \$200,000 Rental Rate: \$26/SF NNN	This business features a recent build-out and can be expanded into adjacent space to increase occupancy. Located in the rapidly developing South Loop, amongst national retailers, entertainment venue and drinking/dining establishments. <i>This is a confidential listing. All showing must be accompanied by listing agent. Do not disturb employees or management.</i>
Loop, West Georg Simos	Freshii 1164 W. Madison St. Code G108	1,658 S.F.	Business: \$385,000 Rental Rate: \$4,529 per Month (NNN)	#1 Ranked fast casual healthy restaurant in the country. One of the fastest growing health and wellness brands in the world. All FF&E and inventory included in asking price. Operating business. Do not disturb employees or management.
Lincoln Square/North Center Adam Salamon	CONFIDENTIAL Code A161	1,500 S.F. + 1,000 S.F. Outdoors	Business: \$159,900 Total Rent: \$7,488 per Month	Corner bar/restaurant on Lincoln & Montrose with a large outdoor patio in bustling neighborhood. Located across from a public park with sidewalk seating. Full basement with walk-in coolers. Turn-key opportunity or bring your own concept! Operating business. Do not disturb employees or management.
Lincoln Square/North Center Adam Salamon	Braciolo Station 2205 W. Montrose Ave. Code A163	650 S.F. + Full Basement	**PRICE REDUCTION** Business: \$54,900	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.
North Park Daniel Rubinow	6253 N. McCormick Blvd. Code D102	1,500 S.F. (Unit 1) 4,500 SF (Unit 2)	**PRICE REDUCTION** Rental Rate: \$16/SF NNN	Two retail spaces available for lease in Chicago's North Park neighborhood. Located in a busy shopping center with restaurants Sushi World, Marwa Grill and Hong Kong Buffet. Ideal for any retail, restaurant or childcare use. Shopping center filling up quickly with new tenants!
Old Town Jarrett Fradin	Confidential Code M730	1,624 S.F.	Business Sale: \$99,000 Rental Rate: \$50/SF Net	Restaurant available in the heart of Old Town Theater & Entertainment District. Fully built-out kitchen with an open floor plan, 10 ft. hood and Black Iron. Space also includes office, storage and prep areas. Existing sidewalk cafe and opportunity to expand large rear patio for additional seating. Asset sale with new lease. Business name NOT included.
Pilsen Juan Carlos Gomez	1640 W. 18th St. Code J555	1,892 S.F.	Rental Rate: \$25/SF Modified Gross	Restaurant/retail space in new shell condition for lease in the heart of Pilsen. The space has had a recent gut rehab and redesign for an open floor plan. Take advantage of this new canvas to design your space. Located in a beautifully maintained four-story building in a booming retail corridor of Pilsen. The property is also located just West of Ashland Avenue and steps from the CTA Damen Pink Line.
Portage Park Jarrett Fradin	Cochinita Taco 3938 N. Central Ave. Code M736	1,625 S.F. Interior + 1,250 S.F. Patio	Business: \$184,900 Rental Rate: \$27.80 PSF Net	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.
Ravenswood/Licnoln Square Georg Simos	1964 W. Lawrence Ave. Code G109	3,000 S.F.	Business: \$79,000 Rental Rate: \$4,456 per Month (Gross)	Beautifully redesigned restaurant space in the heart of Ravenswood. Currently seats 44 but can accommodate many more. Huge kitchen any chef would love with a rotating deck pizza oven, smoker, 20' hood and two walk-in coolers. All FF&E included in the asking price.

Available Chicago Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
River North Jarrett Fradin	22 E. Hubbard St. Code M732	4,500 S.F. Interior + 1,200 S.F. Exterior	Rental Rate: \$10,975 per Month (\$29.27 PSF)	Straight lease restaurant opportunity in River North, across from Shaw's Crab House and Andy's Jazz Club. Former tenant was "Blue Frog's Local 22". 24 handle tap system with fully equipped kitchen and audio/visual equipment fixed to premises. Includes outdoor patio, floor to ceiling windows that open onto the sidewalk, 12' ceilings. Equipment includes beer and food walk-in's, 18' hood with ansul system, grills, oven, fryers, various refrigerator prep tables, all chairs and stools.
Rogers Park Adam Salamon	6800 Sheridan Code A165	4,032 S.F.	**NEW LISTING** Business: \$159,000 Rental Rate: \$19.35/SF NNN	Great opportunity to own a turn-key restaurant/bar on beautiful Sheridan Rd. in Rogers Park. Liquor, food and patio licenses all in place. Features include a green build-out with a large patio and an extended bar and lounge area. Large FF&E list included with sale. Full basement with ample storage and multiple walk-in coolers and freezers.
Rogers Park Brian Laskov	7537-7545 N. Clark St. Code B114	8,476 S.F. Building 9,403 S.F. Land	**NEW LISTING** Price: Ask Agent	MOTIVATED SELLER! Will consider all offers. Two fully built-out turn-key restaurants in out lot of Gateway Shopping Center.
Rogers Park Adam Salamon	1514 Howard St. Code A160	800 S.F.	Rental Rate: \$15/SF Modified Gross	Great retail/office space available in East Rogers Park. Space currently configured with a reception/waiting area, one private office, bathroom, central heat and air conditioning. New flooring (tile or carpet) to be installed upon Tenant's request.
Wicker Park Juan Carlos Gomez	Flip Burger 1141 N. Ashland Ave. Code 1066	1,000 S.F. 1,700 S.F. Private Outdoor Area	**PRICE REDUCTION** Business Sale: \$59,000 Rental Rate: \$3,640 per Month (Net)	Quaint freestanding restaurant with large outdoor private dining available in Wicker Park. Increase occupancy with expansion into the sizable adjacent lot. This opportunity is located near six corner-intersection of Ashland, Milwaukee and Division, steps from the Division Blue Line subway station. Operating business. Do not disturb employees or management. All showings must be accompanied by listing agent.
Wicker Park Georg Simos/ Jarrett Fradin	2153 W. Divison St. Code M712	1,100 S.F.	Rental Rate: \$3,100 per Month (Gross)	Commercial condo with ALL NEW interior finishes including Oak Plank floors, walls, high ceiling lighting, electrical and HVAC. Clear span layout with floor to ceiling windows. Includes ADA bathroom and 650SF basement.

Available Suburban Restaurants / Bars / Nightclubs

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Suburban Chicago Adam Salamon Daniel Rubinow	CONFIDENTIAL Code A159	13,690 S.F.	**PRICE REDUCTION** Business: \$1,150,000 Rental Rate: \$10,529.89/Month NNN	Very rare opportunity for the right operator! Successful, well received live music venue, restaurant and bar. Tons of potential! Great location in a end unit on a main street directly off the interstate. More free parking than you could ever use and in a great lease. Gaming is being discussed in town and the calendar is booked with profitable acts and events! Operating business. Do not disturb employees or management.
Bloomingtondale Chad Severson	CONFIDENTIAL Code C134	7,068 S.F. (Building) 96,519 S.F. (Lot)	Business & Real Estate: \$1,299,000	Freestanding restaurant on 2.2 acres of land. Prime location with 300 feet of frontage on a busy street. Ideal for restaurant use or for commercial redevelopment. Established, longstanding fine dining restaurant offers lunch, dinner and banquet services. Full bar, large kitchen and video gaming included! Operating business. Do not disturb employees or management.
Buffalo Grove Daniel Rubinow	Formerly Grill on the Rock 301 N. Milwaukee Ave. Code J551	8,963 S.F. (Building) 39,341 SF (Lot)	Real Estate: \$1,120,375	Freestanding restaurant space with 340 feet of frontage on busy Milwaukee Ave. in Buffalo Grove. Large kitchen with full restaurant infrastructure. 37 exhaust hoods inside the dining room for tableside cooking. Several separate dining areas. Banquet area on the second floor with seating for 49 people.
Carpentersville Chad Severson	CONFIDENTIAL Code C136	2,000 S.F.	Business: \$50,000 Rental Rate: \$2,100/Month	Owner Financing Available! Fast food stand with great volume and cash flow! Local neighborhood spot with regular diners. Closes early. Great 2 nd or 3 rd location to add to your portfolio. Business sale with assets. Owner financing available.
Crystal Lake Chad Severson	CONFIDENTIAL Code C131	6,800 S.F.	Business & Assets: \$599,000 Rental Rate: \$6,417 per Month (NNN)	Longstanding and profitable restaurant in McHenry County. Includes a large bar, private banquet rooms, outdoor patio and drive thru window for easy pick up. This restaurant has high visibility, is made for volume and is an owner's dream! \$250k down and the owner will finance the rest. Let the business pay for itself while you are running it! Operating business. Do not disturb employees or management.
Des Plaines Chad Severson	Tasty Cuisine 1225 S. Elmhurst Rd. Code C132	5,000 S.F. (Building) on 26,191 S.F. (Lot)	**PRICE REDUCTION** Business & Real Estate: \$1,499,000	Freestanding, well-kept two-story restaurant with oversized parking in Des Plaines, IL. Restaurant has been a longstanding staple in the community with large catering contracts from nearby businesses. Great location with 8 hotels within 2 miles, 8 million SF of retail within 3 miles, 20 minutes to Woodfield Mall and Arlington Race Track. Operating business. Do not disturb employees or management.

Available Suburban Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Downers Grove Chad Severson	Tacochela 2321 Ogden Ave. Units 8 & 9 Code C128	3,300 S.F.	Business: \$249,000 Rental Rate: \$4,995 per Month (Gross)	High volume fresh Mexican Taqueria with loyal repeat clientele. Clean, bright and new construction attracts customers from near and far. All FF&E included. Operating business. Do not disturb employees or management.
Evergreen Park Daniel Rubinow	Formerly Famous Daves 2855 W. 95th St. Code D114	4,749 S.F. (Divisible to 1,142 SF and 3,607 SF)	Rental Rate: \$22/SF NNN	Former Famous Dave's Bar-B-Que now available! Fully built-out restaurant with equipment and strong lease. Located in a busy strip center on 95th Street. Premises can be demised. Flexible sublease opportunity for qualified operators. Great for any restaurant/retail concept.
Gurnee Chad Severson	Restaurant for Sale 4821 Grand Ave. Code C125	7,400 SF Building 1.65 Acres Lot	Real Estate: \$1,200,000	Freestanding restaurant building available in Gurnee, IL. Excellent location only .5 miles away from Six Flags Great America Theme Park. The property sits approximately 1 mile east of the interchange of I-294 and Grand Ave. (Hwy 132). Formerly a breakfast house and diner for over 35 years. Large seating area for approx. 310 to 325 patrons. Parking for 100. All FF&E included.
Joliet Chad Severson	Truth 800 and 808 W. Jefferson St. Code C117	20,096 SF (Total)	Business & Real Estate: \$599,000	Prime corner real estate for sale including a restaurant and detached building (currently leased to a catering company). The restaurant property consists of a 3,630 SF building situated on a 14,937 SF parcel. The second subject property consists of a 547 SF building situated on a 5,159 SF corner parcel. Restaurant business included with the sale; catering business not included. <i>Operating businesses. Do not disturb employees or management.</i>
Lakemoor Chad Severson	Mixed-Use Real Estate for Sale Formerly Le Vichyssois 220 W. Route 120 Code C138	5,200 SF Building .83 Acres Lot (36,155 SF)	**NEW LISTING** Real Estate & Assets: \$400,000	Freestanding mixed-use building with restaurant on busy Route 120 in Lakemoor, IL. Formerly internationally recognized French restaurant Le Vichyssois. Over 20,000/VPD travel along this corridor with hundreds of single family homes built just east, as well as a new Woodman's Grocery store nearby. Features include fully-equipped state of the art kitchen, inviting outdoor terrace, and an ornamental iron and stone fence. Second floor can be utilized as an office or studio apartment including a bath. Great opportunity to start growing your business in an up and coming suburb.
Midlothian Adam Salamon	14747 S. Cicero Ave. Code A157	4,200 S.F. Building 47,261 S.F. Lot	Real Estate: \$999,000 Rental Rate: \$16/SF Modified Gross	Newly built quick service restaurant property for lease/sale or build to suit in Midlothian. 4,200 SF freestanding building on a 1.08 acre lot located just south of the busy 147 th St. and Cicero intersection. Drive thru window and some FF&E already in place. This property is in a high traffic area and is an ideal opportunity for a national tenant or redevelopment.
Naperville Chad Severson	CONFIDENTIAL Code C127	7,902 S.F. Interior + 1, 193 S.F. patio	Real Estate + Business: \$2,599,999	Iconic restaurant with prominent location in one of the most desirable cities of the country, Naperville, IL. Creative construction makes this building suitable for many concepts. Potential to add catering and special events.
Northbrook Daniel Rubinow	1361 Shermer Rd. Code D113	2,500 S.F.	Rental Rate: \$4,500 per Month (Gross)	Fully equipped restaurant for lease in beautiful upscale downtown of Northbrook, IL. This restaurant features a unique layout with bar suitable for several concepts. This property is located next to the Metra station and provides ample opportunity to serve commuters.

Available Suburban Restaurants / Bars / Nightclubs (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Orland Park Chad Severson	Square Celt 39 Orland Square Dr. Code C122	9,635 S.F. Building 5,500 S.F. Outdoor Patio 76,228 SF Lot	Real Estate + Business: \$2,800,000	Alehouse themed restaurant/bar with real estate for sale in affluent Orland Park, IL. One-story commercial building with several bars, large outdoor beer garden with stage for live music, and ample parking. Extensive FF&E included. Great location in the heart of a destination shopping area by Orland Square Mall. Nearby Sears department store to be converted to AMC Movie Theatre as well as multiple national dining concepts coming to area soon! Operating business. Do not disturb employees or management. No sign on property. All showings must be accompanied by listing agent.
Zion, IL Adam Salamon	3467 Sheridan Rd. Code A158	3,783 S.F. Building 79,715 S.F. Lot	Real Estate: \$479,000	Freestanding quick service restaurant with drive thru available on busy Sheridan Rd. next to CVS Pharmacy in Zion. Low Lake County taxes.

Available Chicago & Suburban Investment Property, Retail & Office Space

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Edgewater Daniel Rubinow	Retail/Office for Lease 5555 N. Sheridan Rd. Code D115	1,200 S.F.	Rental Rate: \$20/SF Gross	Set up shop in the most beautiful historic Lakefront building in Chicago. The Edgewater Beach hotel has been a fixture on the North Side for over 100 years and has been host to dozens of celebrities and politicians. This ground floor space is the perfect setting for professional offices or a boutique.

Available Chicago & Suburban Investment Property & Office Space (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Crystal Lake Chad Severson	Vacant Land for Sale 4220 Northwest Hwy. Code C111	6.83 Acres (297,514.80 SF)	**PENDING CONTRACT** Land: \$1,190,000	Vacant lot perfect for development of various uses including retail, restaurant, bank, medical, gas station, car dealership and office building. Located at the Northeast corner of Sands Road and Northwest Highway by a signalized intersection. Just across from the Home Depot and Office Max anchored development, as well as more than 2.5 million square feet of retail in the immediate trade area. Property can be excavated and re-graded. Property to be delivered in "as-is" condition.
Crystal Lake Chad Severson	Coleman's Bar & Grill C135	Parcel 1 : 1,071 S.F. (Building) 11,381 S.F. (Lot) Parcel 2: 1,029 S.F. (Building) 12,355 S.F. (Lot) Both Parcels: 23,736 S.F. (Lot)	Both Parcels: \$494,000	Two parcels for sale including a bar/restaurant and an income generating single-family home (2-bed/2-bath). Prime location on the hard triangular corner of Virginia Road and Three Oaks in southern Crystal Lake, directly across the street from a fully leased strip mall and gas station. Bar/restaurant is a local favorite with video gaming and Friday Night Fish Frys. Small but cozy with great street presence on a prominent corner. Bar/restaurant includes parking for 10 cars. Home includes a detached 2-car garage.
Forest Park Jarrett Fradin	Real Estate Development Opportunity 7901 Roosevelt Rd. Code M729	37,524 S.F. (Building) 5.59 Acres (Lot)	Real Estate: \$6,080,000	Former Car dealership located on the corner of Roosevelt Rd. & Des Plaines Ave. 40,000 VPD traffic. Includes 30 service bays and 23 lifts, service intake area, mezzanine, offices, parts cage, and car wash area. Parking for 450+ cars on site. Ideal for any existing car dealership or for retail redevelopment.
Glenview Jarrett Fradin	Land Development Opportunity 3330 Milwaukee Ave. Code M711	32,131 S.F. (Land) .73 Acres (Lot)	Land: \$574,000	The subject site of approx. 32,131 SF (.73 acres) is located on Milwaukee Ave in Glenview, Illinois. The parcel is zoned B-2 Commercial Use by the Village of Glenview which allows for retail development, office, senior housing or other use (to be confirmed by village). Site has a curb cut, driveway and is environmentally clean and cleared. Owner will consider a build to suit.
Lacon, IL Chad Severson	Kenyon's Place 1217 5th St. Code C130	8,600 S.F. Building on 87,120 S.F. (2 Acres) Lot 4 and 2/3 Acres Soybean Fields	Real Estate + Business: \$899,000 Additional Land: \$299,000	Turn-key restaurant on 2 acres of land in Lacon, IL. Established in 1986, this widely popular local restaurant has hosted large groups and regular clientele for over 30 years! Great location near Marshall County Airport and only 20 minutes from Lake Wildwood and the Mississippi River. 150 seats in the dining area. Separate banquet room and bar. Large kitchen with 11 prep tables and 25 foot hood. Video gaming is generating extra monthly income. All FF&E included + new water heaters & sprinkler system! Operating business. Do not disturb employees or management. Also available is over 4 acres of soybean fields behind property for additional \$299,000. Pricing negotiable if all 6 acres are desired for commercial entity takeover!

Available Chicago & Suburban Investment Property & Office Space (Continued)

AREA	LOCATION	SIZE	PRICE	DESCRIPTION
Lincoln Square Georg Simos/ Jarrett Fradin	Retail/Office for Lease 5507 N. Lincoln Ave. Code M712	1,050 S.F.	Rental Rate: \$1,200 per Month (Gross)	Commercial space available for lease in Lincoln Square.. Great foot traffic in location surrounded by several bus stops and other retail components. Ideal for any retail, office use.
Lincoln Square Brian Laskov	Mixed Use Building & Business Tiny Lounge - 4352 N. Leavitt St. Code B115	6,400 S.F. Total 2,400 S.F. Restaurant 1,350 S.F. Each Two 3-Bed/1-BA Apartments 1,300 S.F. Basement	Real Estate & Business: \$1,449,000 Business Only: \$249,000	8.2% CAP Mixed-use, three-story greystone building in Lincoln Square/North Center. Includes fully built-out, modernly designed and equipped restaurant/bar with full basement, large sidewalk patio and tavern liquor license. Two 3 bedroom, 1 bath apartments include laundry, hardwood floors, porch and parking for 3 cars. Convenient location near park, shops, transportation and restaurants.
Logan Square Jarrett Fradin	Two Story Divisible Retail Space 2702-2734 N. Milwaukee Ave. Code M735	27,500 S.F. (Divisible to 2,500 S.F.) Includes Gym/Fitness Studio of 6,500 S.F.	Rental Rate: \$28/SF Net	Two-story retail opportunity with 14' ceiling heights and open floor plan. Approx. 13,750 SF on each floor, divisible to 2,500 SF. Parking area allows for outdoor dining of approx. 25,00 SF. Flat rooftop allows for 4,500 SF outdoor deck. Space in front of retail allows for sidewalk cafe. Surrounded by national retailers, restaurants and theaters in the center of Logan Square Entertainment District. Directly across from the Blue Line. Ideal for any retail or office use. Strong demographics and high traffic counts. This area allows retailers to operate from morning through late evening. Very rare opportunity!
Waukegan Jarrett Fradin	3900 Northpoint Blvd. Code 686	8,342 S.F. Building 54,886 S.F. Land	Real Estate: \$1,200,000	Fully-fixture and newly updated buffet-style restaurant. Features a 7-table buffet and several private dining areas. Seating for 250. Parking for 150. Located at the entrance of the recently redeveloped Fountain Square. Across the street from Super Wal-Mart and 4 multi-floor unit hotels. Surrounded by nighttime entertainment and a multitude of Fortune 500 corporations. Excellent visibility from Route 120 (Belvidere Road) as well as Fountain Square Shopping Center. Operating business; do not disturb employees/management.
West Humboldt Park Georg Simos / Jarrett Fradin	Industrial/Development Sale or Lease 4444 W. Haddon Ave. Code M709	77,000 S.F. Building 48,690 S.F. Land 36,000 S.F. Lot	Real Estate: \$1,150,000 Rental Rate: \$6-\$11 per S.F. (Gross)	The subject site of approx. 48,000 SF is recently vacated and ready for redevelopment. Building is 77,000 SF. Heavy 3 phase power throughout, with a 35 car parking lot, located on the hard corner of N. Kilbourn Ave and W. Haddon Ave. Located in an enterprise Zone tax and improvement benefit area. Four drive-in doors, one shared freight elevator and two truck-level docks included. 600 to 35,000 S.F. Divisible.