

# Lakeview- Chicago TWO ADJACENT ESTABLISHED BUSINESSES FOR SALE



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

Confidential Code #G112



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

## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	48,150	208,455	495,472
2015 Female Population	48,634	211,723	497,701
2015 Total Population	96,784	420,178	993,173
2013 Daytime Population			

## Income

Median Household Income	\$68,156	\$66,398	\$58,889
Avg. Household Income	\$102,382	\$99,778	\$89,987
Per Capita Income	\$59,478	\$52,286	\$41,829

## Confidentiality Note

*This is a confidential listing. Please see the enclosed NDA to receive full details. Operating business. Do not disturb employees or management.*

## Description

Operate your multi-use concept with these two adjacent businesses for sale. Located in Lakeview with unique architecture. Includes large sidewalk café and private rear outdoor beer garden, allowing for a grand marketing presence and high occupancy.

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. A126 09-01-2015

## Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

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Size (Approx.)	6,500 S.F. +/- (Interior) + Outdoor Private Patio
Rental Rate	\$34.73/S.F. Triple Net
Asking Price	See Agent

For additional information or to schedule a showing contact:

Georg Simos

312.575.0480 Ext. 21

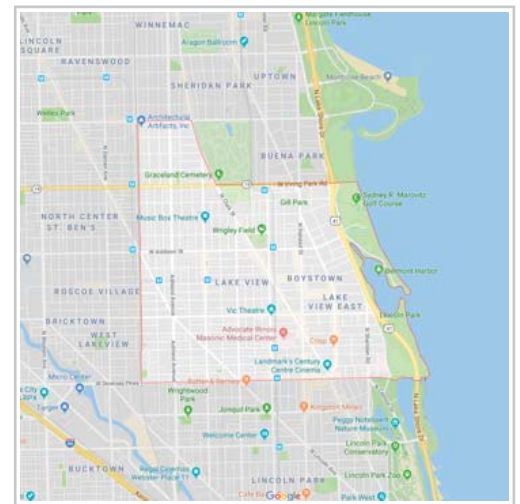
georg@kudangroup.com

Juan Carlos Gomez

312.575.0480 Ext. 19

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## Map Lakeview



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

**CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT**

Property Description(s)	Two Adjacent Established Businesses for Sale in Lakeview
Asking Price:	See Agent
In which publication/web site did you see the listing?	
Code #	G112
<b>Your contact info:</b>	
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 leasing 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:
<b>Please Fax to Kudan Group, Inc. 312.575.0497</b>	