

East Lakeview/Wrigleyville - Chicago SECOND GENERATION RESTAURANT FOR STRAIGHT LEASE

3227 N. Clark St.



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 Lakeview's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lakeview is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

3227 N. Clark St. Chicago, IL 60657

Size	1,750 SF + Basement
Zoning	B1-2
Ceiling Height	13'
Rental Rate	\$5,130 per Month (Modified Gross)

For additional information or to schedule a showing contact:

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Demographics

	Total
Population	
Male Population	31,030
Female Population	34,277
Total Population	65,307
Income	
Median Household Income	\$84,430
Average Household Income	\$141,567

Nearby Businesses

Kanela Breakfast Club
Hutch
Mia Francesca
Target

Business Description

Second generation restaurant with open floor plan available immediately for straight lease. 25 feet of frontage on Clark St. and only half a mile from Wrigley Field. Basement and two parking spaces in the rear of building.

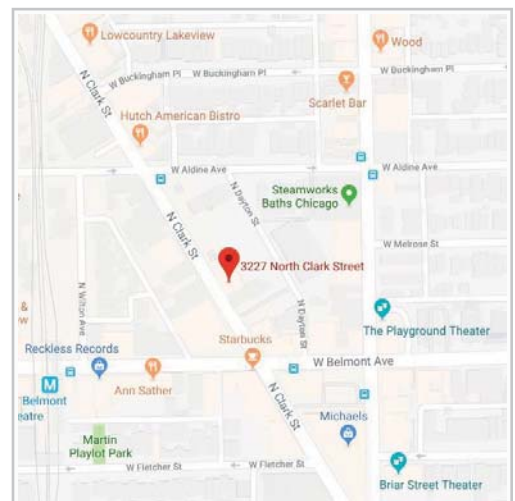
Kitchen includes a 12' hood with black iron, cooler, several locker box freezers, 10' double door freezer, assorted prep tables, 3 compartment sink, ADA bathrooms, security cameras, TVs and audio/visual components.

Front of house complete with tables and seating for 50 plus a 15 Ft bar with 10 additional bar stools.

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. 3/71 02-10-2015

Map

Belmont/Clark



LISTING INFO

Agent(s) Responsible	Jarrett Fradin
Transaction Type	Straight Lease- Restaurant /Retail
Type of Property	Restaurant with Basement
Property Data	
Available	Immediately
Address	3227 N. Clark Street
City, Zip Code	Chicago, IL 60657
Area	East Lakeview/ Wrigleyville
County	Cook
Rental Rate	\$5,130 Monthly
Lease Type	Modified Gross
Tax	Tenant Responsible for 25% of any Increase 2017
Yearly Adjustment	3%
CAM	No CAM responsibility.
Square Feet	1,750 Total SF
Lease Term	TBD
Building Type	Mixed-Use – 3-story brick with 1-story rear
Frontage	Approximately 25 feet
Basement	7 Ft Basement Below Space
Security Deposit	TBD
Guarantee	TBD
Parking	2 Parking spaces in rear of building and street parking.
Zoning	B1-2
Interior	Brick
A/C & Heat	Forced Air
Electric (amps)	Ample
Utilities	Restaurant Responsible for 50% Water, All Utilities separately metered
Ceiling Heights	Approximately 13'
Ward	44 th Ward
Alderman	Thomas Tunney
Nearby Businesses	Kanela Breakfast Club, Hutch, Mia Francesca, Target and Starbucks.
Property Description	Second generation restaurant with open floor plan. Kitchen includes a 12' hood with black iron, walk in cooler, several locker box freezers, 10 ' double door freezer, assorted prep tables, 3 compartment sink, ADA bathrooms, security cameras, TV's and audio visual components. Front of house complete with tables and seating for 50 plus a 15 Ft Bar with 10 additional bar stools.
Location Description	Located .5 Mile from Wrigley Field in East Lakeview near the busy intersection of Belmont Avenue and

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LISTING INFO

	Clark Street. Free-standing building surrounded by high end boutique retail, entertainment, nightlife and restaurants.
Cross Streets	Belmont/Clark