

East Lakeview - Chicago HARD CORNER RESTAURANT FOR STRAIGHT LEASE ONLY HALF A MILE FROM WRIGLEYVILLE

3443-45 N. Broadway St.



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



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.

3443-45 N. Broadway St. Chicago, IL 60657

Size +/- 3,725 Total

Rental Rate \$14,500 per Month (Modified Gross)

For additional information or to schedule a showing contact:

Jarrett Fradin

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	45,238	204,397	485,213
2013 Female Population	45,980	208,502	489,254
2013 Total Population	91,218	412,899	974,467
2013 Total Households	52,805	211,775	439,027

Income

2013 Median Household Income	\$66,720	\$66,843	\$58,799
2013 Per Capita Income	\$51,748	\$46,234	\$36,476
2013 Average Household Income	\$88,678	\$87,989	\$78,763

Nearby Businesses

ROCKS

Starbucks

Milt's BBQ for the Perplexed

Best Western

Property Description

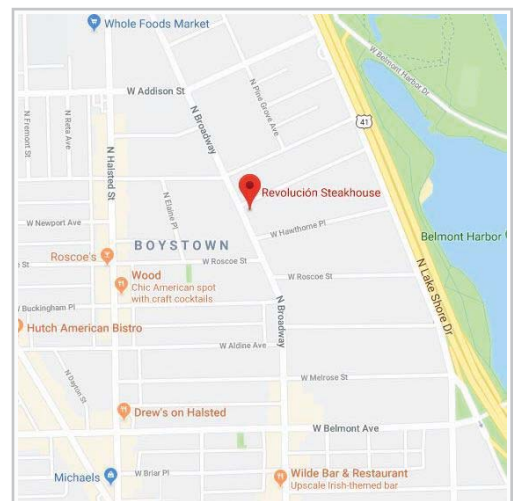
No Key Money required! Qualified operators only.

Hard corner restaurant just half a mile from Wrigleyville. Breakfast, lunch, dinner & late night opportunity. 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.

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

Hard corner of Broadway & Stratford



LISTING INFO

Agent(s) Responsible	Jarrett Fradin jarrett@kudangroup.com
Transaction Type	Restaurant for Straight Lease
Type of Property	Mixed Use 3 Story Building
Property Data	
Address	3443-45 N. Broadway St.
City, Zip Code	Chicago, IL 60657
Market	Chicago
Submarket	Lakeview
County	Cook
Rental Rate	\$14,500 Per Month
Lease Type	Modified Gross
Total Sq FT	+/- 3,725 SF
Ceiling Height	15'
Utilities	Tenant Pays 75% of water bill and separate utilities.
Frontage	+/- 80 Linear Feet on Broadway, +/- 46' on Stratford
Tax, Cam & Ins	Included in Modified Gross Rent
Occupancy	121 Inside, 88 Outdoor Patio
Square Feet	Total Space consists of Approx 3,700 SF. Restaurant seating on the first two levels with an additional basement level. +/- 650 SF Outdoor Seating.
Outdoor Seating	88 Total- 40 on Broadway and 48 on Stratford
Lease Term	TBD
Building Type	Mixed-Use
Security Deposit	Two Months at Lease Execution
Guarantee	TBD
Parking	Ample Street Parking , Paid Parking Across Street
Zoning	B3-2 Commercial
A/C & Heat	Separate Units
Electric (amps)	400 Three Phase
Type of Basement	Full Basement
Ward	44 th Ward
Alderman	Tom Tunney
Business Description	No Key Money required! Qualified operators only. Hard corner restaurant just half a mile from Wrigleyville. Breakfast, lunch, dinner & late night opportunity. 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 wheelchair lift.

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Nearby Businesses	ROCKS, Starbuck's, Milt's BBQ For The Perplexed, Best Western, XO Studio
Property Description	Hard Corner in East Lakeview less .5 mile to Wrigley Field. High density location with strong demographics, pedestrian and vehicle counts.
Cross Streets	Hard Corner of Broadway and Stratford

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