

# Lincoln Square - Chicago CORNER NEIGHBORHOOD RESTAURANT WITH SIDEWALK CAFE SEATING

Fork - 4600 N. Lincoln Ave. Chicago, IL



OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.



## Lincoln Square

Lincoln Square is accessible through the Brown Line of the 'L'. Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and crafts are a focus here and for dining, there is international flair. You can dig into authentic Mexican, feast on French fare or grab a slice of Neapolitan-goodness at a local pizzeria. Neighborhood gems dot the streets along the commercial heart of Lincoln Square at the intersections of Lawrence, Western and Lincoln Avenues, as well as the Ravenswood corridor — a unique cross-section of industry and creative businesses.

## Fork - 4600 N. Lincoln Ave. Chicago, IL

Size	3,530 SF 1st Floor + 3,980 SF Basement + Sidewalk Cafe
Rental Rate	\$11,268.53 per Month (NNN)
Price	\$249,000 (Business)

For additional information or to schedule a showing contact:

Juan Carlos Gomez  
312.575.0480 ext. 19

juancarlos@kudangroup.com

Georg Simos

312.575.0480 ext. 21

georg@kudangroup.com



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

## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	24,226	235,863	485,844
2015 Female Population	24,300	232,526	489,269
2015 Total Population	48,526	468,389	975,113
2015 Total Households	18,271	196,044	403,374
Housing			
2015 Total Housing Units	19,837	216,866	442,287
Income			
2015 Median Household Income	\$53,738	\$52,544	\$55,831
2015 Per Capita Income	\$29,414	\$33,755	\$35,386
2015 Average Household Income	\$77,314	\$78,286	\$83,586

## Nearby Businesses

<i>The Warbler</i>	<i>Taco In A Bag</i>
<i>The Grind Cafe</i>	<i>Nail Crush</i>
<i>Carbon Arc Bar &amp; Board</i>	<i>Daily Bar &amp; Grill</i>
<i>Luella's Southern Kitchen</i>	<i>Starbuck's</i>

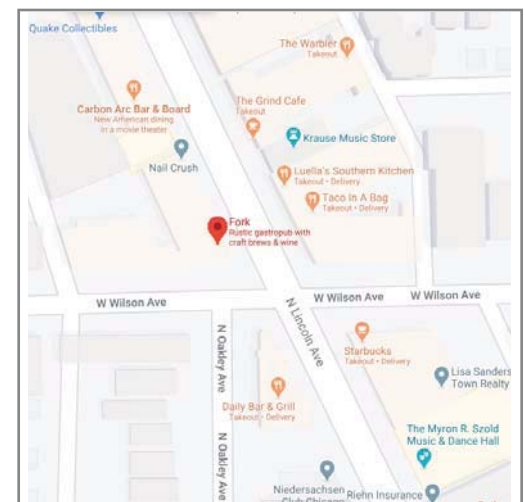
## Description

High grossing, corner neighborhood restaurant with sidewalk seating in the heart of Lincoln Square. Rustic gastropub concept with an extensive craft brew & wine flight menu plus American fare. Includes Incidental Liquor, Retail Food & Sidewalk Cafe licenses. Large, very clean unfinished basement allows for storage, coolers, office space and kitchen prep.

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. 628 1-14-2013

## Map

Lincoln & Wilson Avenues



## LISTING INFO

Agent	<b>Georg Simos</b> 312.575.0480 ext. 21 georg@kudangroup.com <b>Juan Carlos Gomez</b> 312.575.0480 ext. 19 juancarlos@kudangroup.com
Is this Confidential?	Yes. <b><i>Operating business. Do not disturb employees or management.</i></b>
Transaction Type	Business Only for Sale
Type of Property	Restaurant
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	Fork
Business Name	Square Kitchen LLC, d/b/a Fork
Address	4600 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60625
County	Cook
Neighborhood	Lincoln Square
Sale Price	\$249,000 (Business)
Rental Rate	\$11,268.53 per Month
Lease Type	NNN
Lease Term	3 Years
Yearly Adjustment	3%
CAM & Insurance	TBD
Security Deposit	\$3,175
Taxes	TBD
Building Type and Year Built	Three Story Mixed Use
# of Seats	106 Interior + Sidewalk Cafe
Stories	Ground Floor of 3-Story Building
Size	First Floor 3,530 SF Basement 3,980 SF
Parking	Street
Licenses	Incidental Liquor, Retail Food, Sidewalk Café
A/C & Heat	Forced Air
Type of Roof & Age	Flat
Type of Basement	“Unfinished” but very clean and used for storage, coolers, office space, kitchen prep. Good ceiling height.
Nearby Businesses	Davis Theater, Old Town School of Folk Music, Daily Bar & Grill, Gideon Welles, Carbon Arc Bar & Board, Luella’s Southern Kitchen, Starbucks
Location Description	Fantastic corner location in the heart of Lincoln Square with Sidewalk Café seating.
Cross Streets	Lincoln and Wilson

### 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 Name	Fork
Business Description	High grossing, chef driven neighborhood restaurant. Rustic gastropub with an extensive craft brew & wine flight menu plus American fare.
Hours of Operation	Opens at 5pm Tu – Fri, 10am on Weekends and closed on Mondays.
Reason for selling	Owner is working on new opportunity.
Approx. Annual Gross Sales	± \$1.95 million
FF&E included in price?	Yes.
Inventory included in price?	No.