

# Lincoln Park - Chicago

## CORNER RESTAURANT/BAR WITH GREAT VISIBILITY

### Dickens Street Public House



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

#### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	26,938	222,504	467,936
2015 Female Population	30,701	228,679	476,247
2015 Total Population	57,639	451,183	944,183
2015 Total Households	29,708	238,003	428,929
<b>Housing</b>			
2015 Total Housing Units	33,149	232,329	441,444
<b>Income</b>			
2015 Median Household Income	\$78,493	\$73,171	\$58,845
2015 Per Capita Income	\$61,768	\$58,884	\$42,255
2015 Average Household Income	\$114,024	\$108,181	\$90,714

#### Nearby Businesses

Philz Coffee	Carnival Foods
Velvet Taco	Dairy Queen
Equinox	BMO Harris Bank
Gemini Bistro	CVS

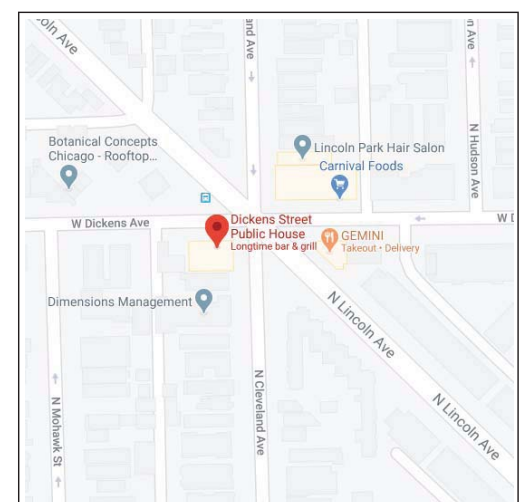
#### Description

Corner restaurant and bar in Lincoln Park for sale. The space has great visibility and curb appeal with potential for two cobblestone sidewalk cafés. Located on a quaint street just steps from multiple recreational green spaces. This English-style pub features high ceilings with decorative tin tiles and ornate wood finishes throughout. Join new businesses emerging on Lincoln Avenue, sparked by the Lincoln Common development. A new Target is slated to open just one block away.

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. 1026 8-23-2013

#### Map

North Lincoln Ave. North Cleveland Ave. and West Dickens Ave.



#### Lincoln Park

Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

#### Dickens Street Public House - 2058-60 N. Cleveland Ave. Chicago, IL 60614

Size	2,500 SF Approx.
Lease Rate	\$52.32/SF Modified Gross
Price	\$379,000 (Business)

For additional information or to schedule a showing contact:

Juan Carlos Gomez

312.575.0480 Ext. 19

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## DATA SHEET – Dickens Street Public House

Listing Agent	Juan Carlos Gomez juancarlos@kudangroup.com 312-575-0480 ext. 19 - Direct 773-543-2045 - Mobile
TransactionType	Business Sale and Lease Assignment
Listing Status	Public
PropertyType	Restaurant and Bar
Property Name	Dickens Street Public House
Address	2058-2060 N. Cleveland Ave.
City, Zip	Chicago, IL 60614
Area	Lincoln Park
County	Cook
<b>BUSINESS INFORMATION</b>	
Purchase Price	\$379,000 (Business)
Rental Rate	\$52.32/S.F.
Lease Type	Modified Gross
Taxes and OPEX	Tenant pays 40% of property taxes and insurance over 2000 base year and 100% of the CAM solely benefiting the tenant.
Water	Tenant is responsible for metered water of building.
Security Deposit	To be determined, based on financial review.
Duration of Lease	Term until March 31, 2022.
Yearly Adjustments	The greater of 2.5% or CPI.
Options to Renew	One 5 year option to renew lease.
Size (Business)	2,500 S.F.
Parking/Outdoor	Street Parking
Occupancy	166 (Interior) & 66 (Sidewalk Cafe)
Basement	Full basement for dry storage, coolers and office.
HVAC	N/A
Electric	N/A
Stories	Single story restaurant.
Building Type	Mixed-Use Commercial and Residential
Zoning	B3-3
Licenses	Incidental Liquor and Retail Food Licenses
Ward & Alderman	Ward 43 – Smith, Michele
Nearby Business	Gemini Bistro, Carnival Foods, Dairy Queen, BMO Harris Bank, Dash of Salt and Pepper Dinner, CVS
Property Description	Three Story Mixed Use Masonry
Business Description	Corner restaurant and bar in Lincoln Park for sale. The space has great visibility and curb appeal with potential for two cobblestone sidewalk cafés. Located on a quaint street just steps from multiple recreational green spaces, this restaurant overlooks Lincoln Central Park’s water fountain and steps from Oz Park. A brisk walk east leads you to Lincoln Park, popular with Chicagoans and tourists alike. Attractions include the Nature Boardwalk, Lincoln Park Zoo and Peggy Nobaert Nature Museum. As you walk in the space, you are greeted with an English pub-style bar. Notable features include high

	<p>ceilings with decorative tin tiles and ornate wood finishes throughout. Join new businesses emerging on Lincoln Avenue, sparked by the Lincoln Common development, with such restaurants as Philz Coffee and Velvet Taco, fitness giant Equinox and a new Target slated to open one block from the space.</p>
<p>Location Description</p>	<p>Lincoln Park</p> <p>This picturesque neighborhood is a nature lover’s dream — manicured gardens, a hidden lily pond, a historic indoor botanical garden, and tons of lakefront green space with sweeping city views. It also happens to be home to one of the country’s oldest free zoos and an acclaimed dining scene that includes one of the best restaurants on the planet.</p> <p>What really sets Lincoln Park apart is the area’s namesake park. That’s where you’ll find lushly landscaped grounds, the Lakefront Trail, Lincoln Park Zoo, Lincoln Park Conservatory, North Avenue Beach, Peggy Notebaert Nature Museum, Chicago History Museum, Nature Boardwalk, Farm in the Zoo, Theater on the Lake — there’s enough here to spend an entire day (or weekend, or week) exploring.</p> <p>Lincoln Park is also a shopper’s paradise. The charming area around Armitage and Halsted is where you’ll find tons of beautiful boutiques lined up in historic row homes. Create a custom leather bag at Laudi Vidni, find unique decor at Art Effects, or stock up on locally made snacks at Foxtrot Market.</p> <p>Eateries in Lincoln Park are just as enticing, from the bustling energy of Goose Island Brew House and Cafe Ba-Ba-Reeba!, to notoriously romantic fondue haven Geja’s Cafe and Michelin-starred Boka. For a once-in-a-lifetime experience, reserve a table at ultra-acclaimed Alinea. It’s often named one of the best restaurants in the world, thanks to its avant-garde tasting menus and interactive presentation. Find a moment of zen at the tranquil Alfred Caldwell Lily Pool. Sip on cocktails at the all-seasons J. Parker rooftop, with stunning views of Lake Michigan. Listen to Chicago-style blues at legendary Kingston Mines, where you’ll find live music till 4 a.m. every night of the week.</p> <p>Source <a href="https://www.choosechicago.com/neighborhoods/lincoln-park/">https://www.choosechicago.com/neighborhoods/lincoln-park/</a></p>
<p>Cross Streets</p>	<p>North Lincoln Ave., North Cleveland Ave. and West Dickens Ave.</p>