

Lincoln Square

Gastropub with sidewalk café seating on high profile corner for sale.



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

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



Demographics

Population	2 mile	5 mile
2010 Population	265,153	1,067,308
2021 Population	248,808	1,024,223
2026 Population Projection	243,037	1,005,133
Annual Growth 2010-2021	-0.60%	-0.40%
Annual Growth 2021-2026	-0.50%	-0.40%

Households

2010 Households	116,367	450,053
2021 Households	106,142	425,270
2026 Household Projection	103,021	415,901

Income

Avg. Household Income	\$106,359	\$106,975
Median Household Income	\$77,481	\$77,989

Source: Costar

Nearby Businesses

The Warbler	Taco in a Bag
The Grind Café	Nail Crush
Carbon Arc Bar & Board	Daily Bar & Grill
Luella's Southern Kitchen	Starbuck's

Location: Lincoln Square

Founded by German immigrants in the 1840s, Lincoln Square is defined by modest homes and leafy streets. Lawrence, Lincoln and Western avenues have German restaurants and bars that feature traditional food and beer, and there are plenty of Bavarian-style bakeries and shops here as well. Trendy cafes and hip cocktail bars draw young, fashionable crowds. The Old Town School has an eclectic roster of live music.

-Google

Property Description

Restaurant and bar with large outdoor dining cafe in the heart of the quaint pedestrian friendly Lincoln Square neighborhood. Located on a corner with high visibility street presence. Includes a large basement with ample space for storage, coolers, office and kitchen prep.

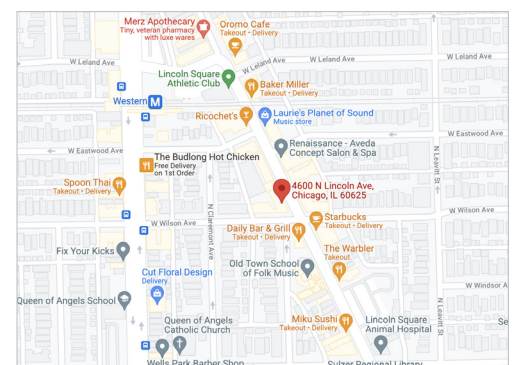
Purchase Price:	\$180,000 (Business & Asset Sale)	OpEx:	Pro-rata Share
Size:	3,530 SF	Property Taxes:	Refer to OpEx
Lease Rate:	\$38.30/SF NNN	Licenses:	Incidental Liquor, Retail Food

For additional information or to schedule a showing, contact:

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Map

On the northwest corner of north Lincoln Ave. and west Wilson Ave.



Lincoln Square Site Plan



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