

# Avondale/Logan Square

Free-standing restaurant in trendy neighborhood available for sale or lease.

2853 N. Kedzie Ave., Chicago, IL



## Property Description

Free-standing restaurant available for sale or lease. Located in the hip Avondale-Logan Square neighborhood surrounded by chef driven and award winning restaurants and bars. Features include exposed brick throughout and high ceilings with skylights in the back dining area.

<b>Size (Approx.):</b>	2,887 SF (Bldg.), 3120 SF (Lot)	<b>Purchase Price:</b>	\$575,000 (Real Estate)
<b>Lease Rate:</b>	\$28/SF Modified Gross	<b>Property Taxes:</b>	\$17,448.20 (2019)
<b>OpEx:</b>	Included	<b>Zone:</b>	B3-1

For additional information or to schedule a showing, contact:

Adam Salamon	312-575-0480 Ext. 16	—	—
	773-531-4806 (Cell)	—	—
	adam@kudangroup.com	—	—

No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.



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

## Demographics

Population	2 mile	5 mile
2010 Population	246,661	1,258,309
2020 Population	218,247	1,236,653
2025 Population Projection	210,481	1,219,499
Annual Growth 2010-2020	-1.20%	-0.20%
Annual Growth 2020-2025	-0.70%	-0.30%

## Households

2010 Households	92,099	525,198
2020 Households	79,049	515,349
2025 Household Projection	75,697	507,995

## Income

Avg. Household Income	\$100,770	\$100,999
Median Household Income	\$71,125	\$70,825

Source: Costar

## Nearby Businesses

Lost Lake	Longman & Eagle
EaThai	Same Day Café
Gautelinda Bakery	El Cid
Superkahana International	Logan Liquors

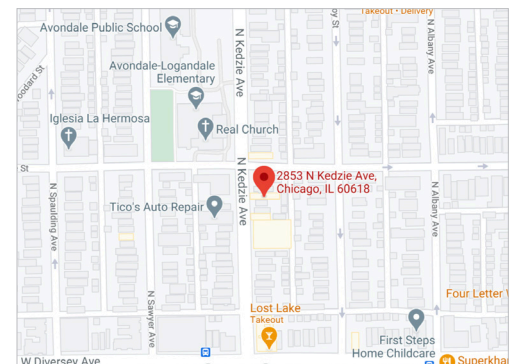
## Location: Avondale/Logan Square

Take a stroll down stately Logan Blvd., lined with regal limestone homes and anchored by the soaring Illinois Centennial Monument. For a taste of Logan Square nightlife, take your pick from trend-setting cocktail bars, under-the-radar venues with local bands, and burgeoning breweries and distilleries. Among the neighborhood's unique eateries you'll find Michelin-rated spots, hip coffee houses and a Sunday Farmer's Market.

-choosechicago.com

## Map

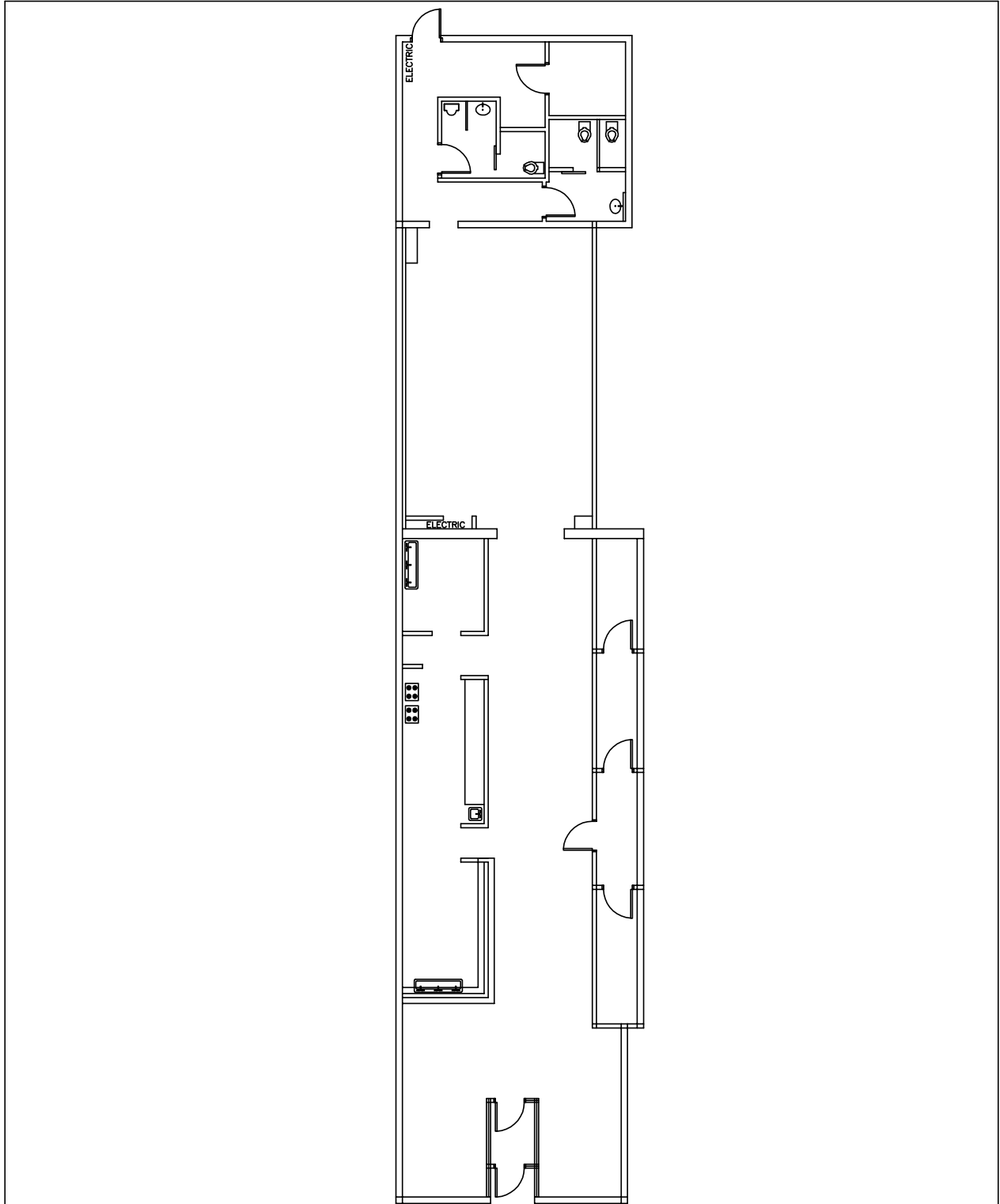
On north Kedzie Avenue, between west George Street and west Diversey Avenue.



# Avondale/Logan Square Survey



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



2853 N. KEDZIE



## CHICAGOLAND SURVEY COMPANY INC.

PROFESSIONAL DESIGN FIRM LICENSE NO: 184-005262 EXPIRES 04/30/2015

6501 W. 65TH STREET CHICAGO, ILLINOIS 60638 (773) 271-9447  
CHICAGOLANDSURVEY@SBCGLOBAL.NET

### ALTA/ACSM LAND TITLE SURVEY

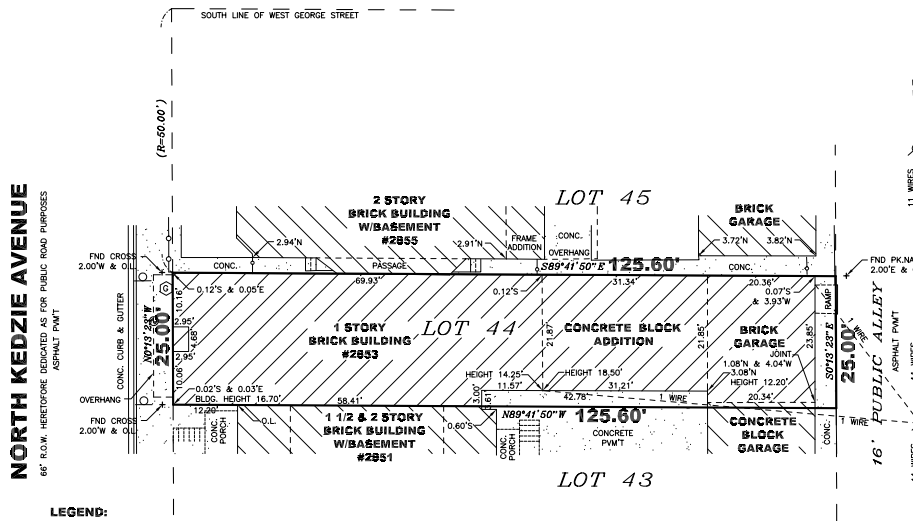
OF

LOT 44 IN MEYER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY KNOWN AS: 2853 NORTH KEDZIE AVENUE, CHICAGO, ILLINOIS.

P.I.N. 13-25-129-003-0000

PROPERTY AREA = 3,140 SQ. FT.



NORTH KEDZIE AVENUE  
66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC ROAD PURPOSES  
ASPHALT PAVT

- LEGEND:**
- N NORTH
  - S SOUTH
  - E EAST
  - W WEST
  - O.L. ON LINE
  - WOOD FENCE
  - CHAIN LINK FENCE
  - IRON FENCE
  - CONCRETE PAVEMENT
  - PROPERTY LINE
  - LOT LINE
  - MANHOLE
  - CATCH BASIN
  - POWER POLE
  - LIGHT POLE
  - SIGN POLE
  - GAS VALVE
  - GUARD POST
  - FIRE HYDRANT
  - GAS METER
  - WATER METER
  - ELECTRIC METER
  - WATER B. BOX
  - WATER MANHOLE

**NOTE:**  
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, AND LOCAL BUILDING REGULATIONS.

UTILITY DATA, OTHER THAN PHYSICAL EVIDENCE VISIBLE ON THE GROUND, IS SHOWN AS PROVIDED BY THE PRIVATE AND PUBLIC SOURCES AND SHOULD BE ASSUMED TO BE APPROXIMATE.

**NOTE:**  
THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**ZONING:**  
B3-1: BUSINESS AND COMMERCIAL DISTRICT  
COMMUNITY SHOPPING DISTRICT

FOR BULK RESTRICTION REFER TO:  
PLANNING AND ZONING DIVISION  
ROOM 905, CITY HALL  
121 N. LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TEL. (312) 744-5777

**BEARING BASIS:**  
THE WESTERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BE NORTH 0 DEGREES 13 MINUTES 23 SECONDS WEST.

**FLOOD NOTE:**  
THE SUBJECT PROPERTY IS LOCATED IN ZONE X  
AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL 17031 C 0415 J, EFFECTIVE DATE: AUGUST 19, 2008.

**NOTE:**  
IN MATTERS OF RECORD, WE HAVE RELIED UPON GATEWAY AGENT OF CHICAGO TITLE INSURANCE COMPANY ALTA OWNERS FORM, FILE NUMBER: 40015202, EFFECTIVE DATE: AUGUST 14, 2014.

THE UNDERSIGNED HEREBY CERTIFIES, AS OF SEPTEMBER 15, 2014, TO:  
MPR PROPERTY ACQUISITION, LLC  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1.2,3,4,6(a),6(b),7(a),7(b),7(c),8,9,10,11(a),13,14,16,17,18,19,20 OF TABLE A THEREOF.

DATED THIS 15 TH. DAY OF SEPTEMBER, 2014.

BY: *Roger P. Jacob*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3384

FIELD WORK COMPLETED 9/04/2014



ORDERED BY: LESLIE ANN JONES  
FILE NO.: 112-37



LICENSE EXPIRES  
11/30/2014