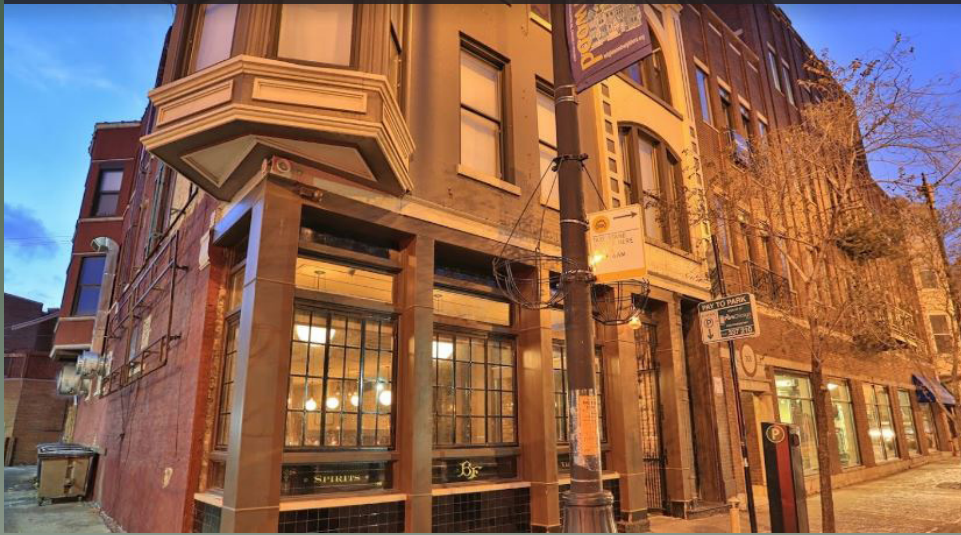


Lincoln Park - Chicago

Restaurant and bar available for lease with PPA, Tavern, Late Hour, and Retail Food licenses for sale.

2624 N. Lincoln Ave., Chicago, IL



Property Description

Former restaurant and bar space occupies two levels, in addition to a finished basement. Included in the offering are several desirable licenses, including a Tavern, PPA, Late Hour and Retail Food license for sale. The property has great street presence from its architectural features and corner exposure. A complete renovation was completed in 2011 to include a 12 tap beer system and kitchen for a full service operation. The space comes fully furnished and equipped.

Size (Approx.):	4,560 SF	Purchase Price	\$199,000 (Licenses)
Lease Rate:	\$40/SF NNN	Property Tax:	Refer to OpEx
OpEx:	\$4	Zone:	B3-2

For additional information or to schedule a showing, contact:

Georg Simos	312-575-0480 Ext. 21	—	—
	773-294-4065 (Cell)	—	—
	georg@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	231,968	985,933
2020 Population	242,441	1,031,387
2025 Population Projection	241,909	1,029,316
Annual Growth 2010-2020	0.50%	0.50%
Annual Growth 2020-2025	0.00%	0.00%

Households

2010 Households	125,038	451,441
2020 Households	128,165	476,649
2025 Household Projection	127,410	476,448

Income

Avg. Household Income	\$131,176	\$111,593
Median Household Income	\$100,401	\$80,407

Source: Costar

Nearby Businesses

Juno Sushi	Broken English Taco Pub
Lou Malnati's Pizzeria	Prost
7-Eleven	Tapster
Old Grounds Social	Apollo Theater

Location: Lincoln Park - Chicago

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. Lincoln Park is also a shopper's paradise. The charming area around Armitage and Halsted is where you'll find beautiful boutiques lined up in historic row homes. It is home to an acclaimed dining scene that includes one of the best restaurants on the planet.

-choosechicago.com

Map

On north Lincoln Ave., near the intersection of north Sheffield Ave. and west Wrightwood Ave.

