

Lincoln Square - Chicago BRAND NEW, FULLY BUILT-OUT RESTAURANT FOR SALE OR LEASE

2301 W. Foster Ave. Chicago, IL



Lincoln Square

Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts and dining are the focus here. Neighborhood gems dot the streets along every corner. Family, fun, and festivals are true components that make this neighborhood.

2301 W. Foster Ave. Chicago, IL 6025

Size (Approx.)	2,400 SF Building
	1,600 SF Restaurant
	800 SF Retail (Expansion Option)
Rental Rate	\$25/SF Net Price Reduced!
Asking Price	\$987,000 (Real Estate + Assets) \$43,000 (Assets Only)

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,008	252,474	492,349
2015 Female Population	26,877	247,182	494,821
2015 Total Population	52,885	499,656	987,170
2015 Total Households	23,326	212,876	409,954

Income

2015 Median Household Income	\$58,792	\$54,075	\$55,996
2015 Per Capita Income	\$38,064	\$35,385	\$35,609
2015 Average Household Income	\$85,465	\$80,874	\$83,980

Nearby Businesses

Claddagh Ring Pub	San Soo Gab San
Anne's Cookie Kitchen	Tony's Finer Foods
Swedish Covenant Hospital	Snappy Printing

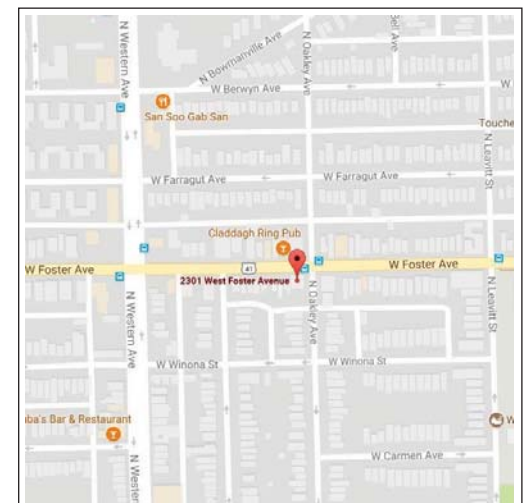
Description

Investors, entrepreneurs and restaurateurs, this property is your opportunity to own or lease a brand new fully built-out restaurant. It doesn't get more turn-key than this! Fully-equipped with everything you need from tables, chairs, a 13-foot hood and many unused appliances. This space is bright, clean with great opportunity for expansion! Do you have or desire to own a food truck? No worries about parking as the building comes with 12 parking spots. You will never miss the summer time crowd with patio options on the front, back and side of the building. This could be your dream come true restaurant in one of the best neighborhoods in Chicago or another great property to develop and add to your portfolio.

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. 1024 7-29-2013

Map

W. Foster & N. Oakdale



LISTING INFO

Agent	Anthony Citriglia anthony@kudangroup.com
Transaction Type	Real Estate Sale or Lease
Type of Property	Restaurant
Real Estate included in price?	Yes
Property Data	
Property Name	2301 W. Foster
Address	2301 W. Foster Ave, Chicago IL 60625
Area	Lincoln Square
County	Cook
Sale Price	\$987,000 includes FF&E
Rental Rate	\$25 PSF
Lease Type	Net
FF&E	\$43,000
Lease Term	Negotiable
Yearly Adjustment	3%
CAM	Tenant is responsible for their own common area maintenance, lawn care, and snow removal.
Security Deposit	Two months' rent
Taxes	\$1,000 a month
Insurance	\$275.00 a month
ADT Security System Contract	\$55.00 a month
Building Type and Year Built	Single story restaurant and retail
# of Seats	50 to 150 (Seating varies with patio and expansion options.)
Stories	One
Size	2,400 SF Approx. Total Building 1,600 SF Approx. Restaurant 800 Sf Approx. Retail space (Expansion option)
Lot Size	6,250 SF Approx.
Parking	10 to 12 spots
Zoning	B1-2
Licenses	None
A/C & Heat	Two brand new A/C units and Gas heat
Electric (amps)	400
Type of Roof & Age	Membrane 7 years old
Type of Basement	None
Ceiling Heights	14 Approx.
Ward	40
Alderman – Name and Phone Number	Patrick O'Connor 773-769-1140
Nearby Businesses	Claddagh Ring Pub, Anne's Cookie Kitchen, Tony's Finer Foods, San Soo Gab San, Swedish Covenant Hospital, Snappy Printing and Graphics.

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LISTING INFO

Property Description	Investors, entrepreneurs and restaurateurs, this property is your opportunity to own or lease a brand new fully built-out restaurant. It doesn't get more turn-key than this! The restaurant comes fully-equipped with everything you need from tables, chairs, a 15-foot hood and appliances that have never been used. This space is bright, clean with great opportunity for expansion! Do you have or desire to own a food truck? No worries about parking as the building comes with ten parking spots. You will never miss the summer time crowd with patio options on the front, back and side of the building. This could be your dream come true restaurant in one of the best neighborhoods in Chicago or another great property to develop and add to your portfolio.
Location Description	Lincoln Square is an eclectic enclave that boasts an array of hip restaurants, bars and boutiques. Music, arts, and dining are the focus here. Neighborhood gems dot the streets along every corner. Family, fun, and festivals, are true components that make this neighborhood one of Chicago's favorites.
Cross Streets	W. Foster & N. Oakdale