

# Lincoln Park - Chicago

## RETAIL/RESTAURANT SPACE FOR LEASE AT SIX CORNER INTERSECTION

2201 N. Lincoln Ave. Chicago, IL



### 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.

**2201 N. Lincoln Ave. Chicago, IL 60647 - Snarf's**

Size	2,386 SF + Full Basement
Lease Rate	\$7,200 per Month
Lease Type	NNN
Zoning	B3-2

For additional information or to schedule a showing contact:

Georg Simos

312.575.0480 Ext. 21

Georg@kudangroup.com



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	32,982	215,358	459,674
2015 Female Population	37,056	221,567	464,344
2015 Total Population	70,038	436,925	924,018
2015 Total Households	37,806	233,890	428,373
Housing			
2015 Total Housing Units	42,685	233,707	437,652
Income			
2015 Median Household Income	\$71,806	\$73,623	\$60,145
2015 Per Capita Income	\$61,299	\$59,546	\$43,827
2015 Average Household Income	\$107,609	\$108,855	\$92,086

### Nearby Businesses

Lincoln Park Tavern  
Jimmy John's  
7 Eleven  
Lions Head Pub

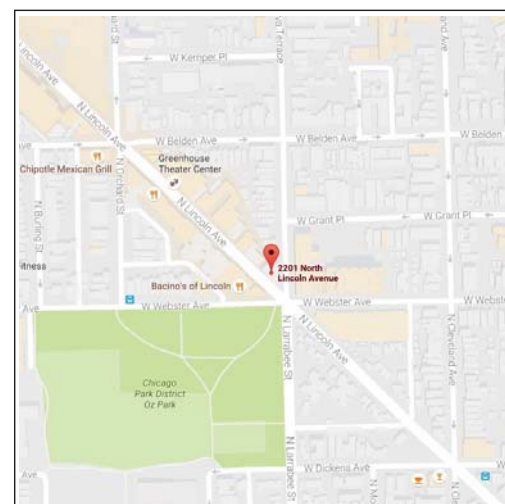
### Description

Beautiful retail/restaurant space available for lease in Lincoln Park. Great exposure on high traffic, six-corner intersection. Also located just across the street from Oz Park. Formerly a sandwich shop serving, catering and delivering to neighboring residents. Infrastructure still in place.

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. 6/14/2014

### Map

Lincoln & Webster



### **LISTING INFO**

Agent	Georg Simos
Transaction Type	Lease
Type of Property	Corner Retail Space
Real Estate included in price?	No
Property Data	
Address	2201 N. Lincoln Ave.
City, Zip Code	Chicago, IL 60611
Area	Lincoln Park
County	Cook.
Rental Rate	\$7,200/Month Base Rent
Lease Type	NNN
Taxes	75% of total tax bill for the building
Yearly Adjustment	3%
CAM & Insurance	75% of the insurance premium for the building
Square Feet	Approx. 2,386 SF of retail with full lower level basement space
Lease Term	Five Years, with Options available
Building Type	Four story brick
# of Seats / Occupancy	Under 99
Stories	2 Floors- Retail on First w/ basement
Security Deposit	Two Month's Rent
Parking	Metered street parking
Zoning	B3-2
A/C & Heat	Separate units
Electric (amps)	400
Type of Basement	Full Basement
Ceiling Heights	12 feet
Ward	43 <sup>rd</sup>
Alderman	Michele Smith
Nearby Businesses	Lincoln Park Tavern, Jimmy Johns, 7 Eleven, Lions Head Pub, Dairy Queen, Insomnia Cookies, The Apartment
Property Description	Beautiful corner retail space across from Oz Park. Most recently a café, with infrastructure still in place.
Cross Streets	On Lincoln/Webster

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