



# Tiny Lounge & Mixed Use Real Estate 4352 N. Leavitt St. Chicago, IL

**KG** | Kudan Group

COMMERCIAL REAL ESTATE  
RETAIL HOSPITALITY INVESTMENT

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# Tiny Lounge

Tiny Lounge serves up drinks and delicious foods to rival any classic cocktail bar while adding contemporary facets. Since its conception, it has moved from its first location to its home at 4352 North Leavitt Street and brings in crowds from Lincoln Square's and the surrounding neighborhoods' young and fashionable audiences.



# Info on Business

## *Description*

8.2% CAP Mixed Use, Three Story Greystone Building. Includes Fully Built Out Restaurant/Bar with Tavern License, Basement, and Sidewalk Patio. Also Includes Two 3 Bedroom 1 Bath Rental Units with Laundry, Hardwood Floors, Granite and 3 Parking Spaces.

## *Size*

Commerical: 2,400 SF 1st Floor + 1,300 SF Basement + Large Sidewalk Patio

Residential: 1,350 SF Each ( Two 3 Bed, 1 Bath apartments)

## *Year Established*

Business operating for 16 years and 9 years at current space.

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# Lincoln Square

## Highlights

Old Town School of Folk Music, historical public art, local events and activities.

## Demographics

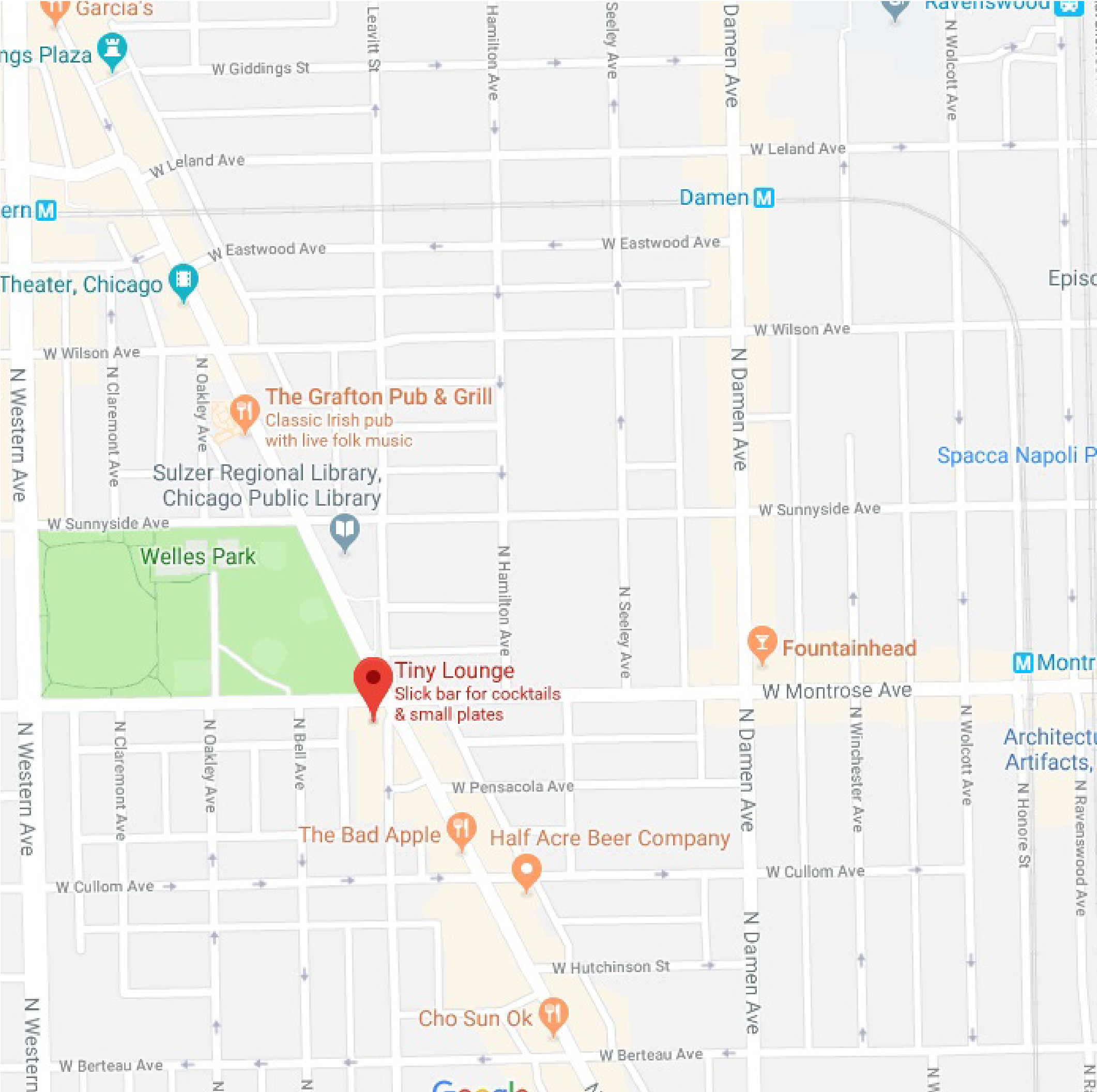
Total population: 40,761  
Median hh income: \$62,934

## Attractions

Cafes and cocktail bars draw in a young and fashionable crowd. Events and live music performances are often held. A number of events occur in the area drawing in locals and visitors alike. The Apple Fest and the Square Roots Festival, respectively held in the fall and summer, bring together the community and local businesses.



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# Location

## Address

4352 N Leavitt St,  
Chicago, IL 60618

## Description

Across from Welles Park,  
transportation, entertainment,  
shops and restaurants

## Nearby Businesses

Old Town School of Folk Music,  
Lou Malnati's, Half Acre  
Brewery, Monty Gaels, The  
Northman, Wild Goose,  
Fountainhead



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LEAVITT PROPERTIES  
LLC  
PH: 463.2084

tinylounge

4352

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**With Real Estate**













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## For showings or more info:

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