

Lincoln Park- Chicago HIGH GROSSING, PROFITABLE RESTAURANT & RARE REAL ESTATE OPPORTUNITY



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Confidential #M737



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

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 among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park.

Confidential Listing #M737

Size (Approx.)	7,789 SF Building
	5,400 SF Commercial / 2,354 SF Residential
Rental Rate	\$33.65/SF Net
Price	\$1,215,000 Business + \$2,780,000 Real Estate
	\$3,995,000 Total

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

jarrett@kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	26,480	223,855	474,230
2015 Female Population	29,912	229,845	482,682
2015 Total Population	56,392	453,700	956,912
2015 Total Households	27,906	238,524	433,147
	66,150	1,029,349	1,542,083

Income

2015 Median Household Income	\$79,410	\$73,081	\$58,666
2015 Per Capita Income	\$60,880	\$58,525	\$41,968
2015 Average Household Income	\$115,396	\$108,044	\$90,45

Confidentiality Note

This listing is highly confidential. Please see the instructions in the following NDA (Non Disclosure Agreement) to receive more information.

Description

Successful restaurant and rare mixed-use real estate opportunity in Lincoln Park. High grossing, profitable, longstanding restaurant is approx. 5,400 SF on two floors, with an additional basement level. Occupancy of 193 indoors and 80 outdoors. Two 3-bedroom/2+ bathroom residential units located on third floor. Media signage included.

Operating business. Do not disturb employees or management.

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. 6/21/11-2012

Map

Lincoln Park



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description(s)	Beautiful Restaurant and/or Mixed Use Real Estate for Sale in Lincoln Park
Asking Price:	\$3,995,000 (Business and Real Estate)
In which publication/web site did you see the listing?	
Code #	M737
Your contact info:	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leaseing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
Please Fax to Kudan Group, Inc. 312.575.0497	