

# Lakeview- Chicago FAST-CASUAL RESTAURANT WITH BLACK IRON AND ALL FF&E INCLUDED



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

905 W. Belmont Ave. Chicago, IL - Gyro Mena



**OPERATING BUSINESS.  
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**



## Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

905 W. Belmont Ave. Chicago, IL- Gyro Mena

|                |  |
|----------------|--|
| Size (Approx.) | 1,250 SF                                 |
| Rental Rate    | \$45/SF Net                              |
| Asking Price   | \$119,000 (Business Sale) Price Reduced! |

For additional information or to schedule a showing contact:

Adam Salamon

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## Demographics

| Population              | 1-mi.  | 3-mi.   | 5-mi.   |
|-------------------------|--------|---------|---------|
| 2015 Male Population    | 48,150 | 208,455 | 495,472 |
| 2015 Female Population  | 48,634 | 211,723 | 497,701 |
| 2015 Total Population   | 96,784 | 420,178 | 993,173 |
| 2013 Daytime Population |        |         |         |

## Income

|                         |           |          |          |
|-------------------------|-----------|----------|----------|
| Median Household Income | \$68,156  | \$66,398 | \$58,889 |
| Avg. Household Income   | \$102,382 | \$99,778 | \$89,987 |
| Per Capita Income       | \$59,478  | \$52,286 | \$41,829 |

## Nearby Businesses

Walgreens  
Philly's Best  
Ann Sather's  
Never Mind Women 's clothing  
Bop N Grill

## Description

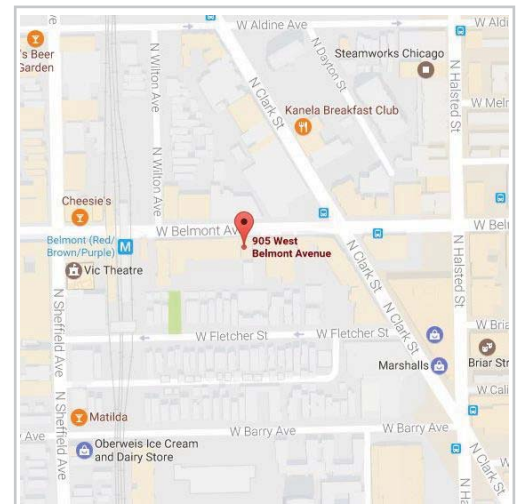
Great fast casual restaurant available in the heart of Lakeview. Space comes complete with a large black iron/exhaust system and a full basement for storage. All furniture, fixtures and equipment are included with the business.

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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. A126 09-01-2015

## Map

Belmont Ave. & Clark St.



### LISTING INFO

|                                      |  |
|--------------------------------------|--|
| Agent Responsible                    | Adam Salamon   |
| Transaction Type                     | Business Only Sale   |
| Type of Property                     | Restaurant   |
| Real Estate included in price?       | No   |
| <b>Property Data</b>                 |  |
| Business Name                        | Gyro Mena  |
| Address                              | 905 W. Belmont Ave.  |
| City, Zip Code                       | Chicago, 60657   |
| Area & County                        | Lakeview Area / Cook County  |
| Sale Price                           | \$119,000.00 (Business) <b>Price Reduced!</b>  |
| Rental Rate                          | \$45/SF  |
| Lease Type                           | Net  |
| Lease Term                           | Five Year Term   |
| Yearly Adjustment                    | 3% Annually  |
| Options                              | To Be Determined   |
| Security Deposit                     | To Be Determined   |
| # of Seats                           | 20   |
| Stories                              | Three  |
| Taxes and Insurance                  | \$8.79 PSF   |
| CAM                                  | No CAM charge. Tenant is responsible for their own scavenger, snow, etc.   |
| Size                                 | 1,250 SF   |
| Zoning                               | B3-3   |
| Licenses                             | Retail Food  |
| A/C & Heat                           | Central HVAC   |
| Electric (amps)                      | 200 Amps   |
| Type of Basement                     | Full   |
| Ceiling Heights                      | 10'  |
| Alderman                             | Tom Tunney of the 44th Ward - 773-525-6034   |
| Nearby Businesses                    | Walgreens, Philly's Best, Ann Sather's, Never Mind Women's Clothing, Bop N Grill   |
| Description                          | Great fast casual restaurant available right in the heart of Lakeview. Space comes complete with a large black iron/exhaust system and a full basement for storage. All furniture, fixtures, and equipment are included with the business. |
| Cross Streets                        | Belmont Ave. & Clark St.   |
| <b>Business Data</b>                 |  |
| Is the business currently operating? | Yes. <b>Operating business, please do not disturb employees.</b>   |
| Year Established                     | 2012   |
| Years of Operation                   | 4 ½ Years  |
| No. of Employees                     | 4-5  |
| Hours of Operation                   | 11am to 12pm   |
| Approx. Annual Gross Sales           | \$400,000.00   |
| FF&E included in price?              | Yes  |