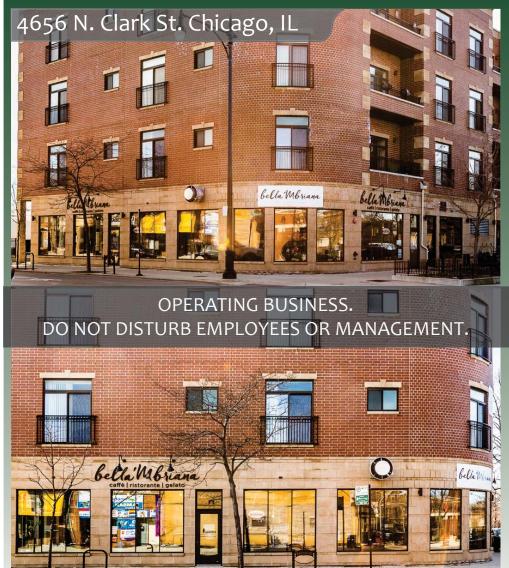
# Uptown - Chicago RECENTLY REMODELED CORNER CAFE/RESTAURANT/BAR



### Uptown

Uptown is a Chicago North Side neighborhood. Historically a very popular tourist destination, the Uptown Entertainment District is home to various music venues, nightclubs, restaurants and shops. The Uptown Entertainment District is now experiencing a revival, with new restaurants and shops opening every year. Uptown Square, at the center of the Uptown Entertainment District, was designated as a National Historic District on the National Register of Historic Places in 2000.

## 4656 N. Clark St. Chicago, IL

Size	2,021 SF
Lease	\$3,368.33/Month
Lease Type	Gross
Price	\$99,000 (Business Sale) Price Reduced!

For additional information or to schedule a showing contact:

Juan Carlos Gomez 312.575.0480 Ext. 19

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#### Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population 2015 Female Population 2015 Total Population 2011 Total Households	38,437 35,539 73,976 40,139	209,518 205,119 414,637 201,763	447,154 441,691 888,846 401,041
Housing 2015 Total Housing Units	43,704	219,610	435,139
Income 2015 Median Household Income 2015 Per Capita Income	\$48,565 \$38,726	\$54,378 \$43,589	\$55,035 \$42,875
2015 Average Household Income	\$71,371	\$89,579	\$95,025

#### **Nearby Businesses**

Carol's Pub Byline Bank Brix Catering & Events Tiny Gian Learning Center

#### Highlights

Recently redesigned cafe/restaurant and bar allows for expansion to adjacent space for additional occupancy. This corner business includes a sizable sidewalk cafe fronting Chase Park. Recent nearby developments include a mixed-use 19 unit condo-complex and a proposed 24 unit townhouse development. This is a confidential listing. All showings must be accompanied by an agent. 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. 1017 10-30-2012

Clark St. & Leland Ave.



## DATA SHEET - Bella 'MBriana Caffe Ristorante

Listing Agent/s	Juan Carlos Gomez			
Transaction Type	Business Sale and Lease Assignment			
Listing Status	This is a confidential listing. Do not approach employees or			
	management. All showings must be accompanied by broker.			
Property Type	Restaurant and Bar			
Property Name	Bella 'MBriana Caffe Ristorante			
Address	4656 N. Clark St.			
City, Zip	Chicago, IL 60640			
Area	Uptown			
County	Cook			
BUSINESS INFORMATION				
Asking Price	\$99,000.00 (Business Sale) <i>Price Reduced!</i>			
Rental Rate	\$ 3,368.33/Month			
Lease Type	Gross			
Yearly Adjustments	3%			
Duration	Remaining base term expires October 14, 2020.			
Options to Extend	5 Years			
Security Deposit	Subject to financial renew.			
Size (Interior)	2,021 S.F. (Approximately)			
,	May expand an approximate additional 2,000 s.f. into			
	adjacent space.			
Basement	N/A			
Occupancy	Under 99			
HVAC Age	Contact Agent			
HVAC (tons)	Contact Agent			
Electric (amps)	Contact Agent			
Stories	Single Story in Mixed Use			
Building Type	Commercial			
Parking	Street Parking			
Zoning	B2-3			
Licenses	Retail Food, Incidental Liquor Licenses and Outdoor Patio			
	Permit			
Ward & Alderman	47th Ward, Alderman Ameya Pawar			
Nearby Businesses	Carol's Pub, Byline Bank, Brix Catering and Events, Tiny Giants			
	Early Learning Center, Staples			
Property Description	Restaurant/Bar in Commercial			
Cross Streets	Clark St. and Leland Ave.			
Is the business	Yes, please do not disturb employees or management.			
currently operating?				
Business Description	Recently redesigned café/restaurant and bar allows for			
	expansion to adjacent space for additional occupancy. This			
	corner business includes a sizable sidewalk café fronting Chase			
	Park. Recent near-by developments include a mixed-use 19			
	unit condo-complex and a proposed 24 unit townhouse			
	development. This is a confidential listing. All showing must be			

	accompanied by listing agent. Do not disturb employees or management.
Operating Hours	Sunday: 11:00 AM - 10:00 PM Monday: Closed Tuesday: 4:00 PM-10:00 PM Wednesday: 4:00 PM-10:00 PM Thursday: 4:00 PM-10:00 PM Friday: 4:00 PM-10:00 PM Saturday: 11:00 AM-10:00 PM
Showings	Must Accompany Agent During Non-Operating Hours
Annual Gross Sales	Contact Agent