

**FOR SALE**

# North Center Neighborhood Bar and Grill

**4128 N LINCOLN AVE**

Chicago, IL 60618

**PRESENTED BY:**

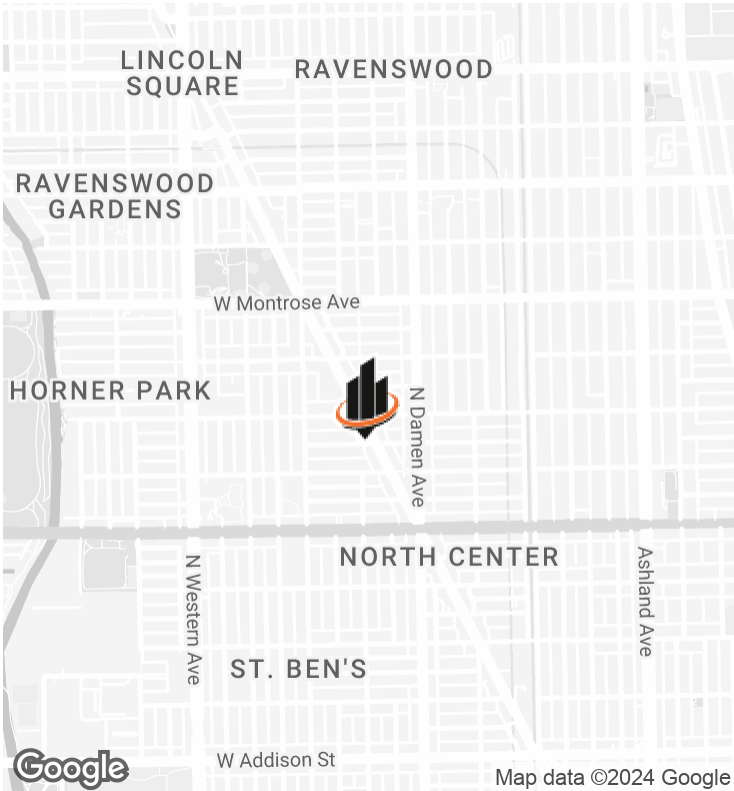
**MARCUS SULLIVAN**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$175,000
BUSINESS SIZE:	1,600 SF
BASE RENT:	\$4,967.00 (Per Month)
NET CHARGES:	\$958.00 (Per Month)
ANNUAL INCREASE:	2.5%
RENOVATED:	2019
ZONING:	B3-2
MARKET:	Chicago

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PROPERTY OVERVIEW

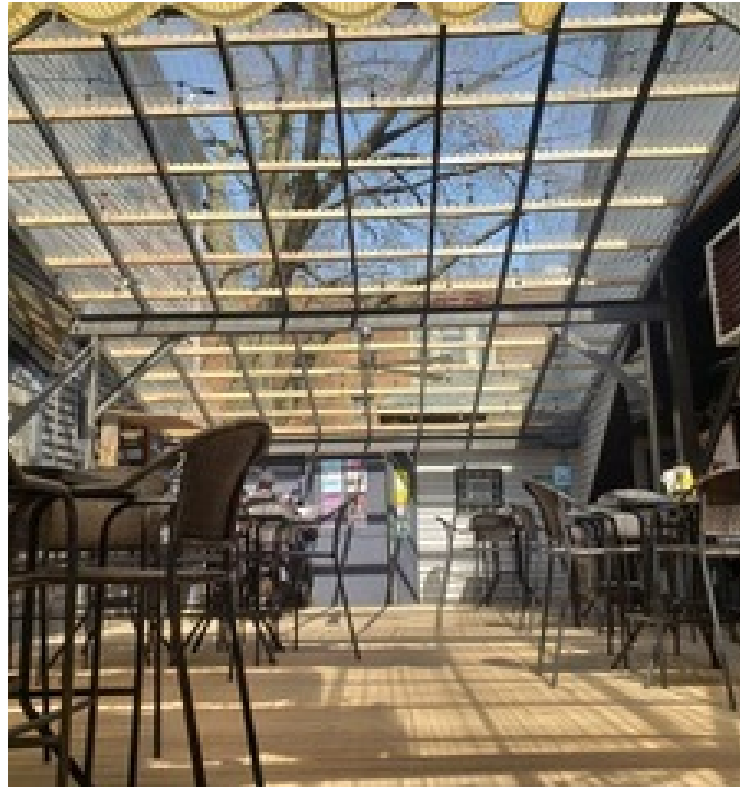
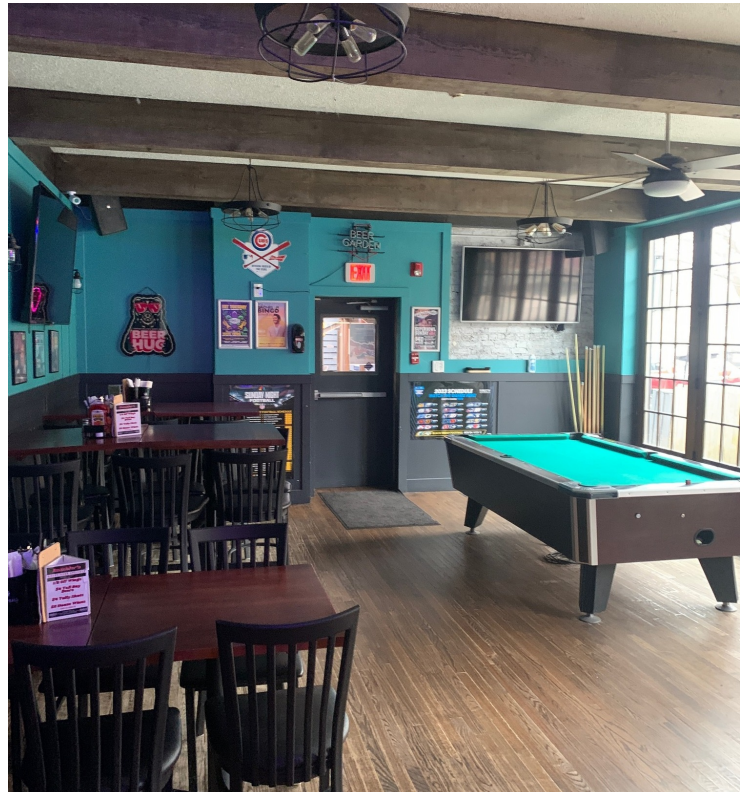
The subject property is a 1,600-square-foot fully improved bar/restaurant facility located in the heart of Chicago’s North Center neighborhood. This corner location has two large outdoor components, a large bar presence and a fully updated commercial kitchen. The interior space can easily accommodate daily service with additional seating for private events and gatherings. The offering includes an assignment of the existing lease, a transfer of the entity that holds the licenses and all in-place FF&E.

PROPERTY HIGHLIGHTS

- Prominent Corner Location
- Fully Built Out Restaurant Facility
- Multiple Outdoor Areas
- Favorable Long Term Lease
- Well Maintained Facility



## ADDITIONAL PHOTOS

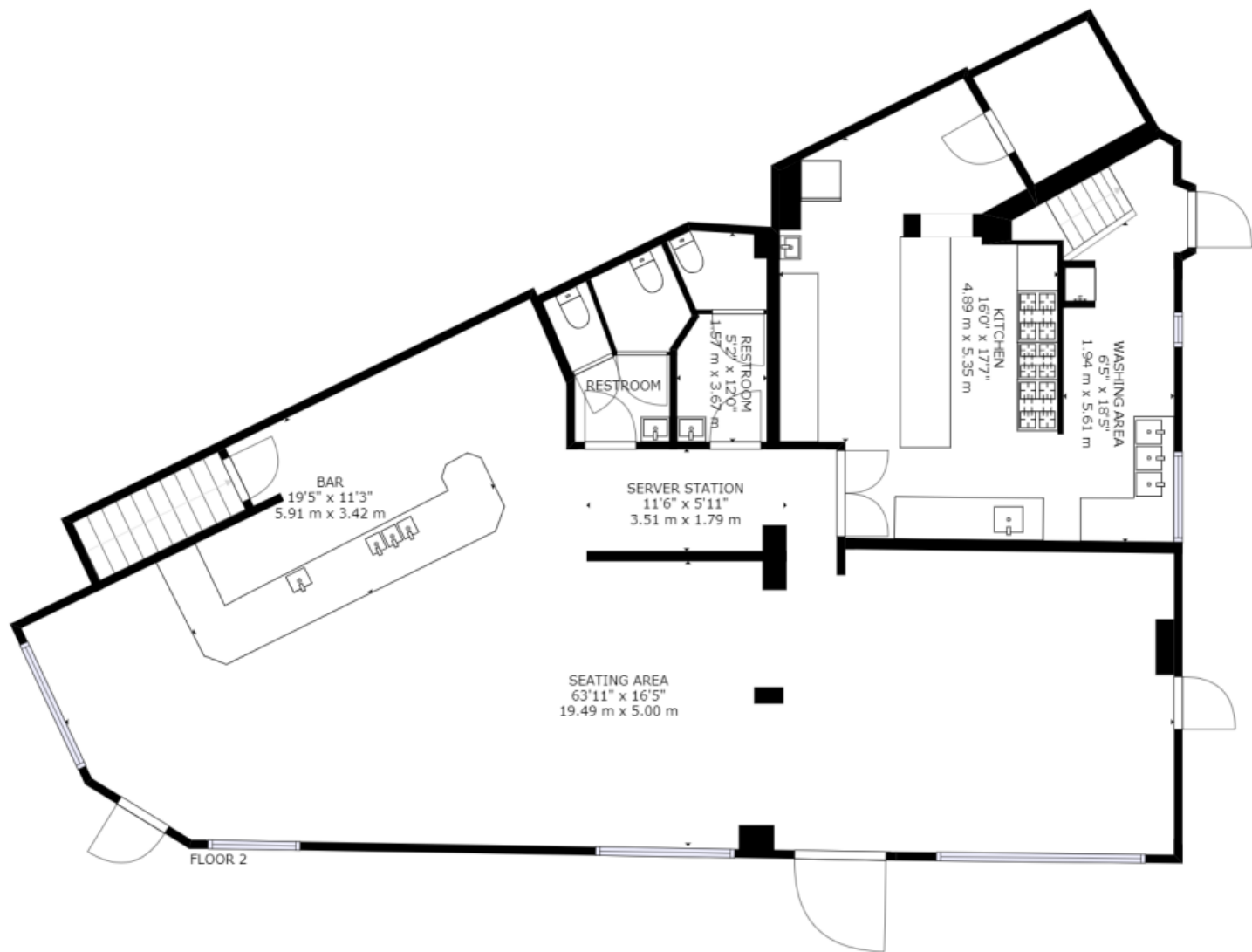


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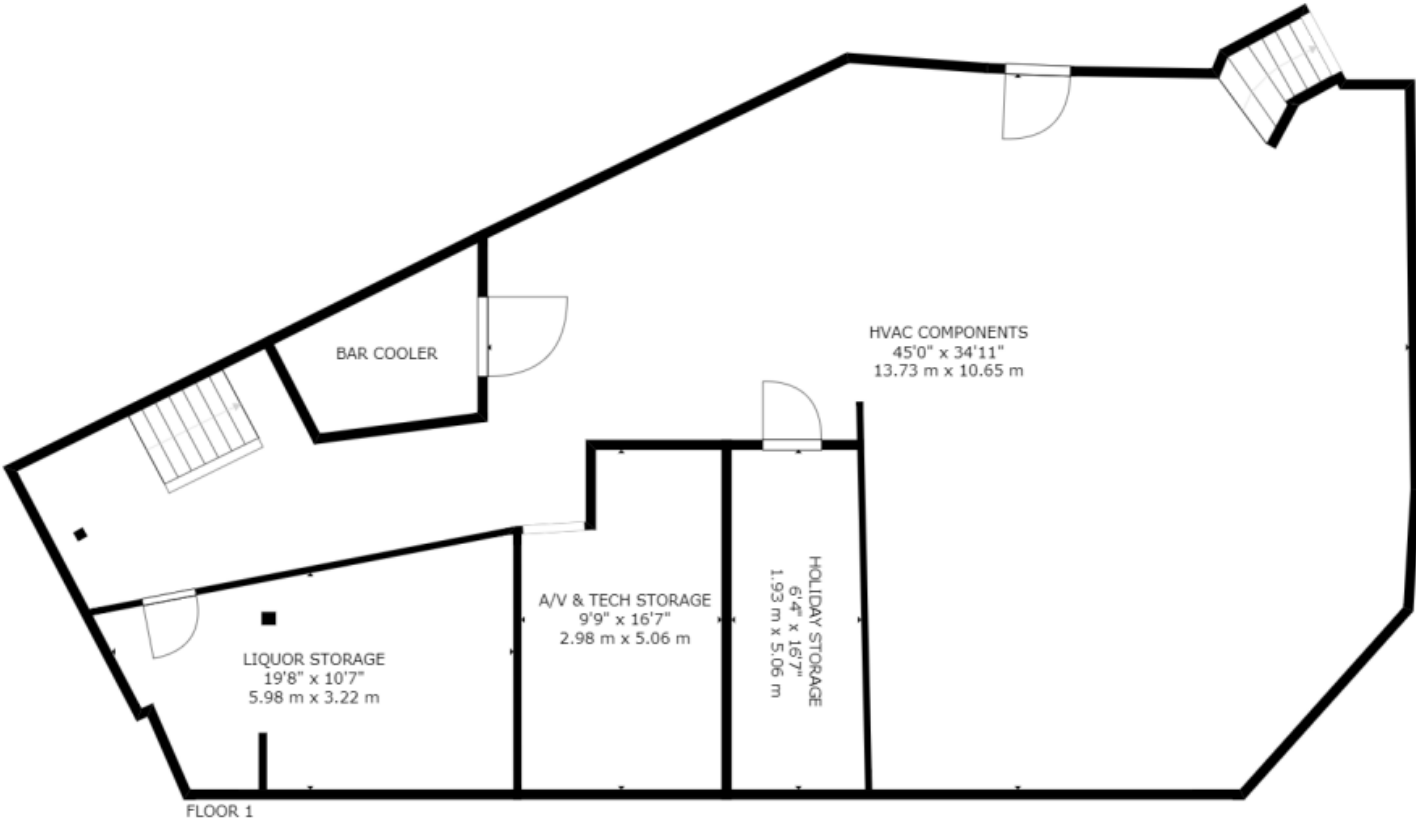
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GROUND FLOOR



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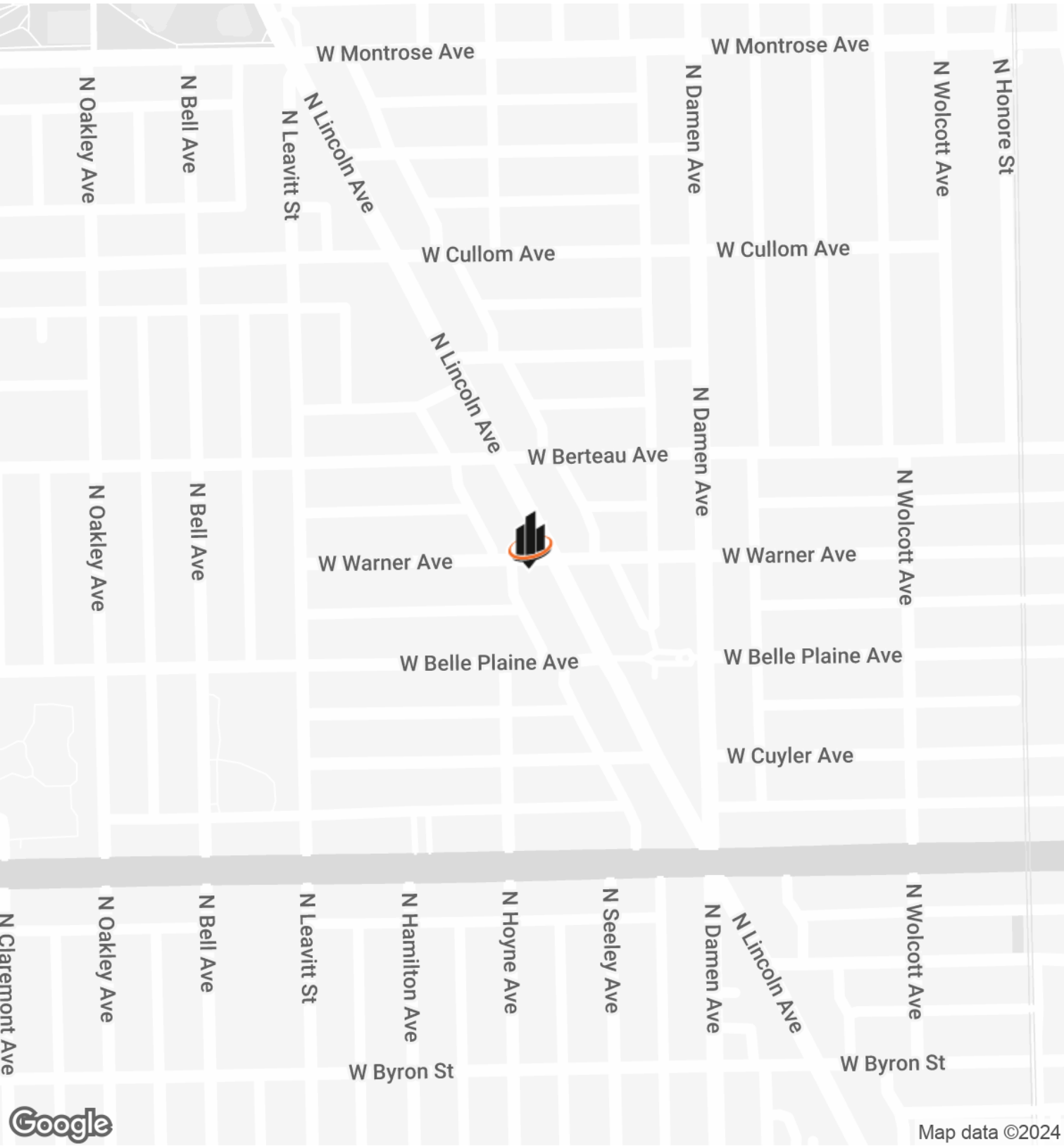
LOWER LEVEL



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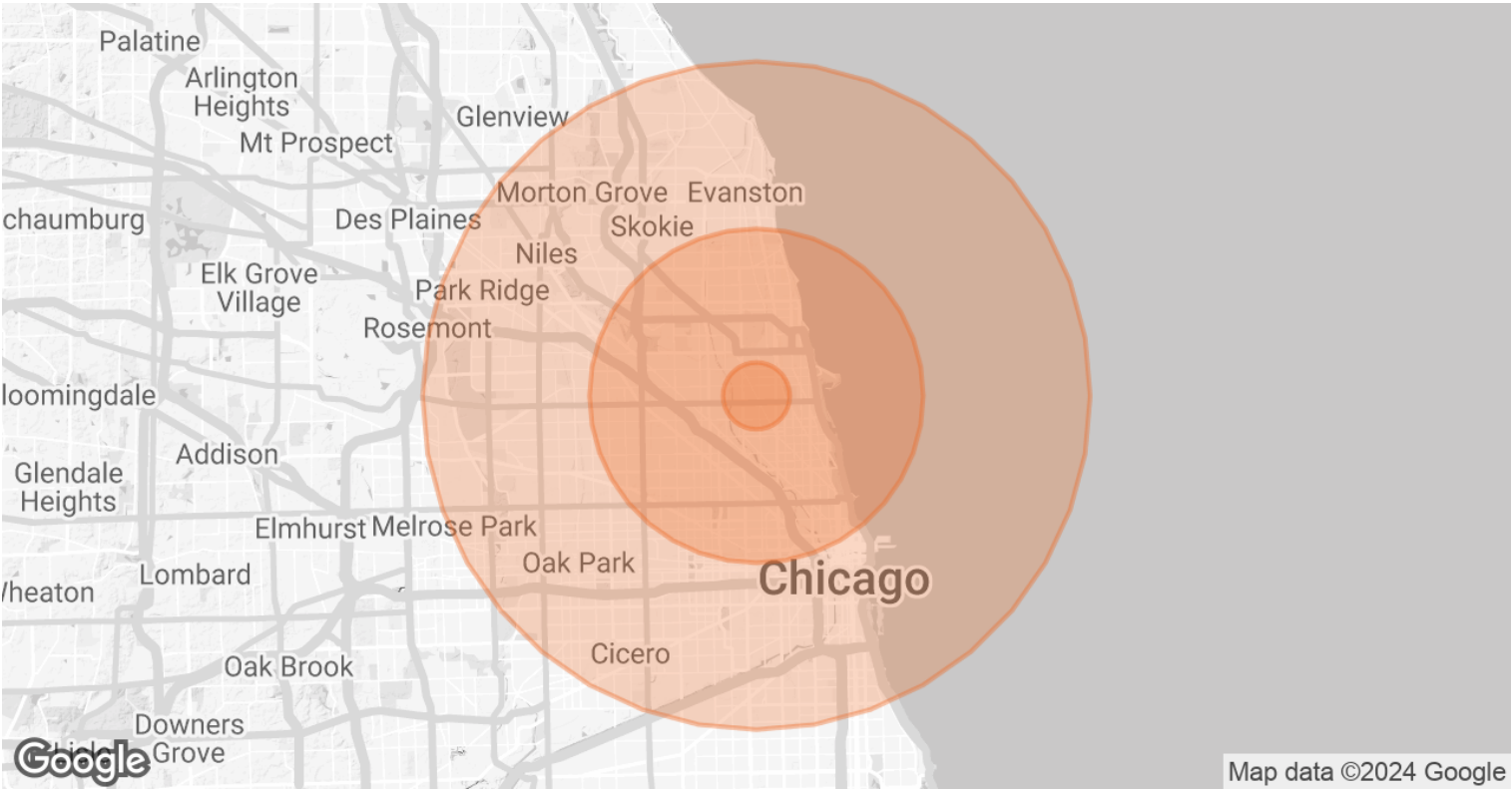


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	60,643	1,121,262	2,379,341
AVERAGE AGE	35.2	35.3	36.9
AVERAGE AGE (MALE)	35.4	35.3	36.2
AVERAGE AGE (FEMALE)	34.7	35.7	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	28,922	521,067	1,053,290
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$144,407	\$104,889	\$99,743
AVERAGE HOUSE VALUE	\$574,125	\$394,700	\$359,193

2020 American Community Survey (ACS)

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