

FOR LEASE

Lincoln Park Second Gen Restaurant Space

2203 NORTH CLYBOURN AVENUE

Chicago, IL 60614

PRESENTED BY:

MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

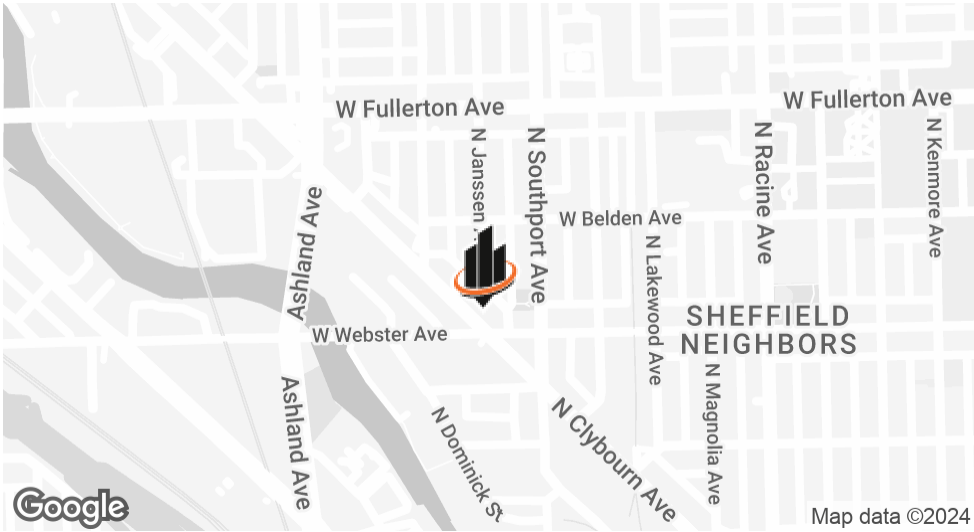
TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|---------------|---------------------------|
| LEASE RATE: | \$7,000.00 Per Month (MG) |
| SPACE TYPE: | Restaurant |
| AVAILABLE SF: | 2,250 SF |
| LOT SIZE: | 3,125 SF |
| AREA: | Lincoln Park |

PROPERTY DESCRIPTION

The subject property is a 2,250-square-foot restaurant space situated in the heart of Chicago's Lincoln Park neighborhood. Fully built out as a restaurant, the main dining room offers flexibility to accommodate various sit-down or fast-casual concepts. The rear of the building features a full commercial kitchen with additional storage on the lower level. The location boasts several demand generators, including the Webster Place Theater and various commercial developments in the area.

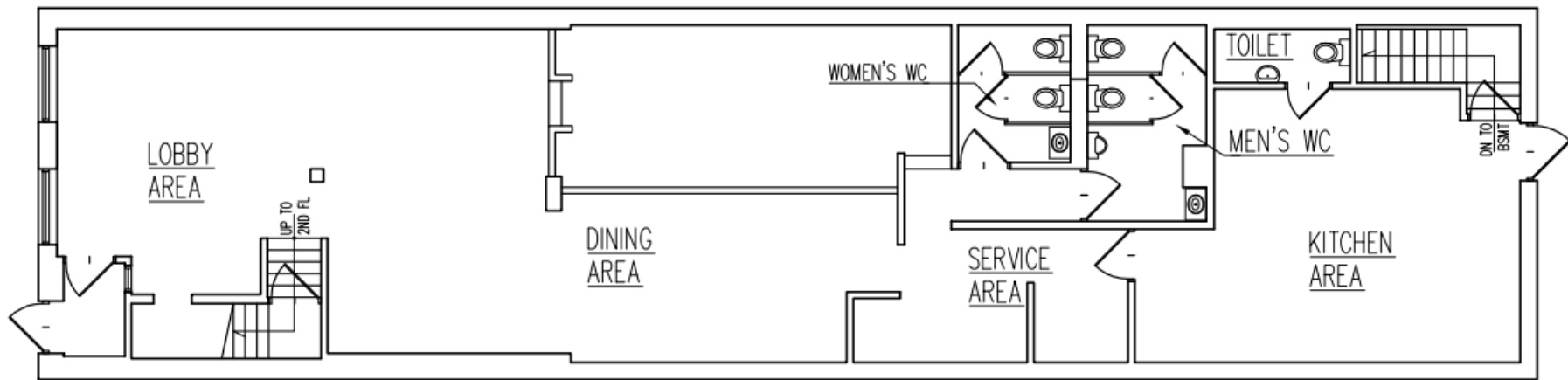
PROPERTY HIGHLIGHTS

- Prime Lincoln Park location
- Flexibility in floor plans
- Convenient access to major transportation routes
- High visibility and foot traffic
- Proximity to diverse dining and retail options

MARCUS SULLIVAN
O: 312.756.7357
msullivan@svn.com

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

INTERIOR FLOOR PLAN



1st FLOOR PLAN

SCALE: $3/32" = 1'-0"$



TOTAL 1ST FLOOR AREA – 2260 S.F.

2203 NORTH CLYBOURN AVE.
CHICAGO ILLINOIS 60614

MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

ADDITIONAL PHOTOS



MARCUS SULLIVAN

O: 312.756.7357

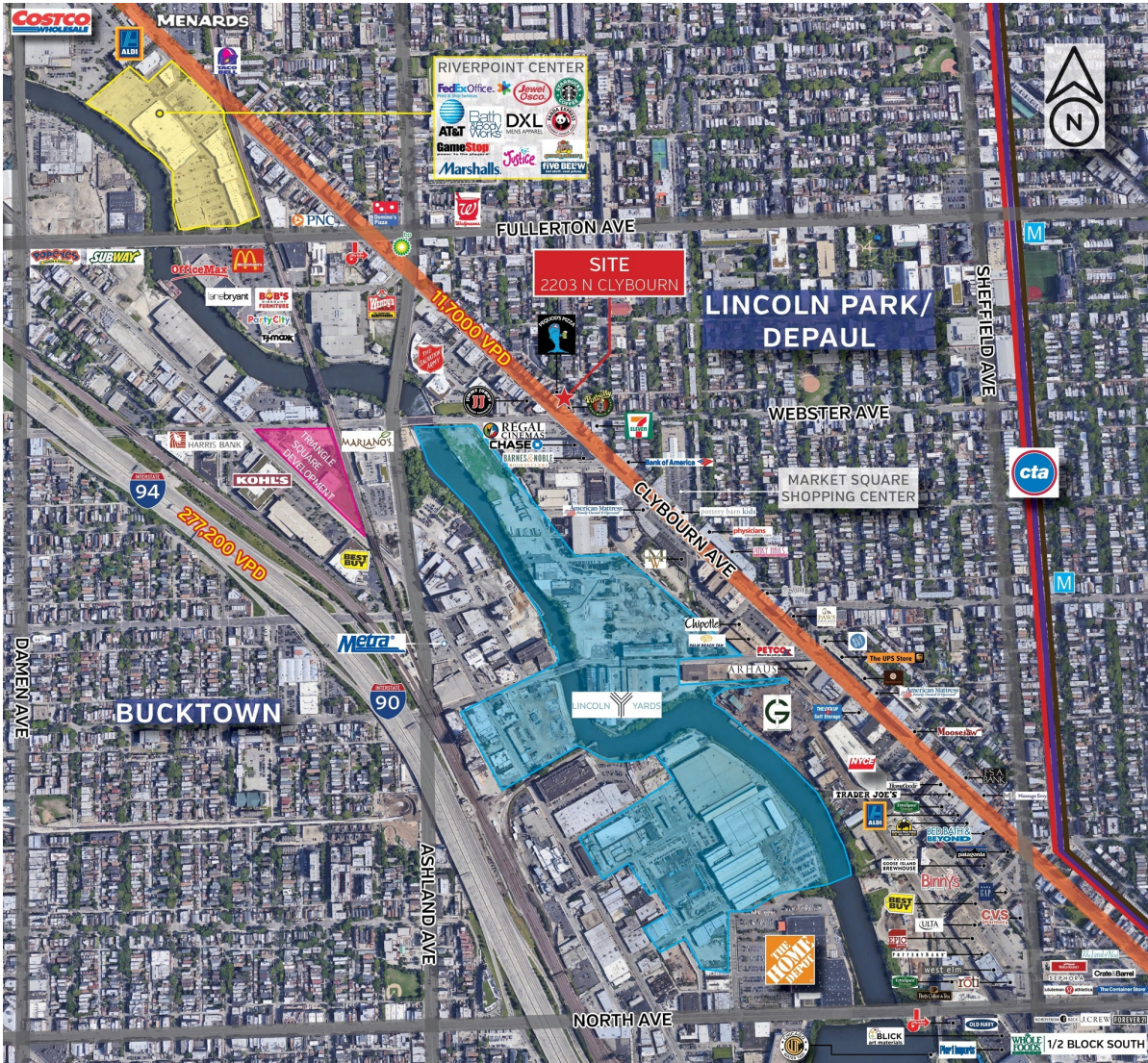
msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

RETAILER MAP



MARCUS SULLIVAN

O: 312.756.7357

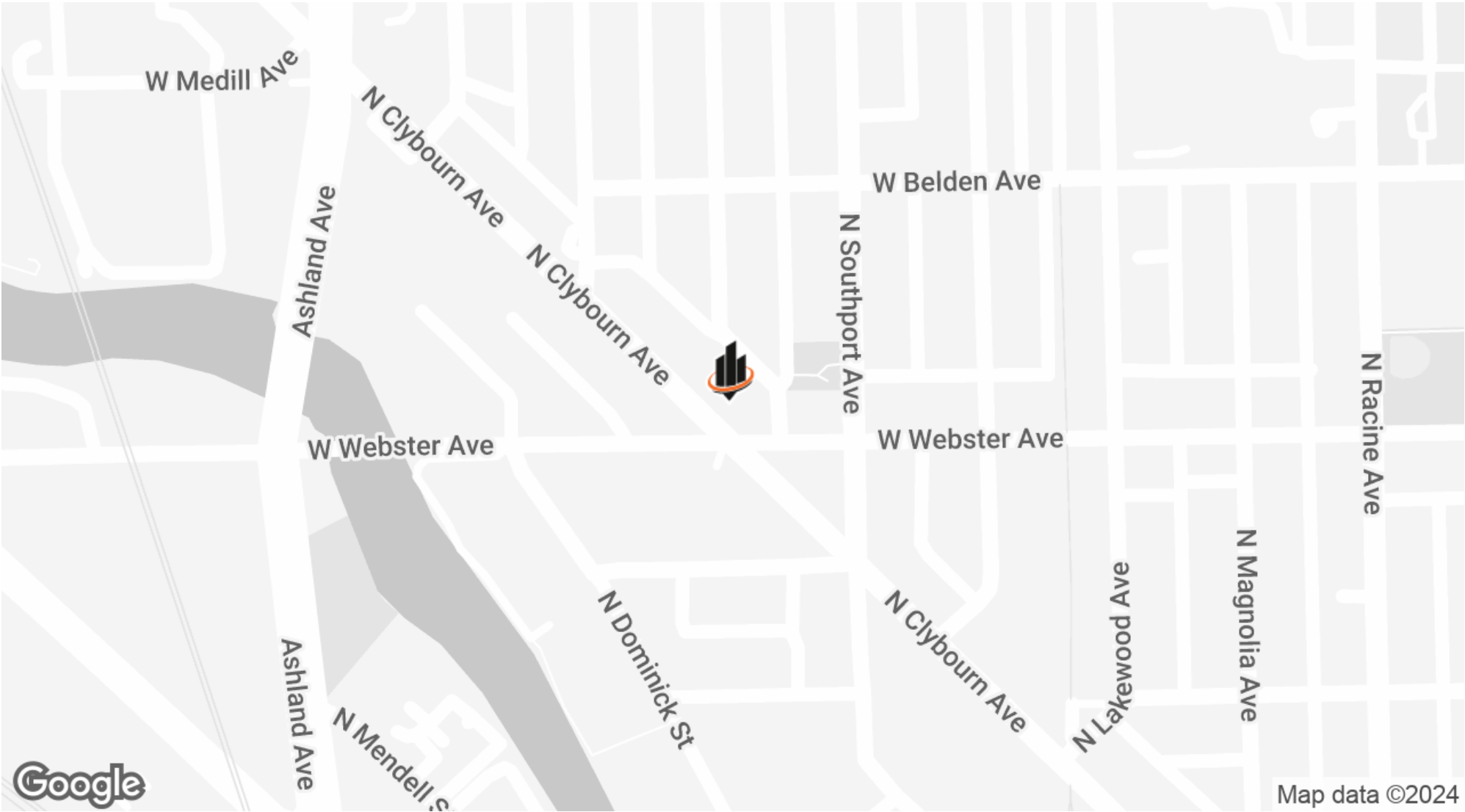
msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

LOCATION MAP



MARCUS SULLIVAN
O: 312.756.7357
msullivan@svn.com

TIM RASMUSSEN, CCIM
O: 312.676.1875
trasmussen@svn.com

DEMOGRAPHICS MAP & REPORT

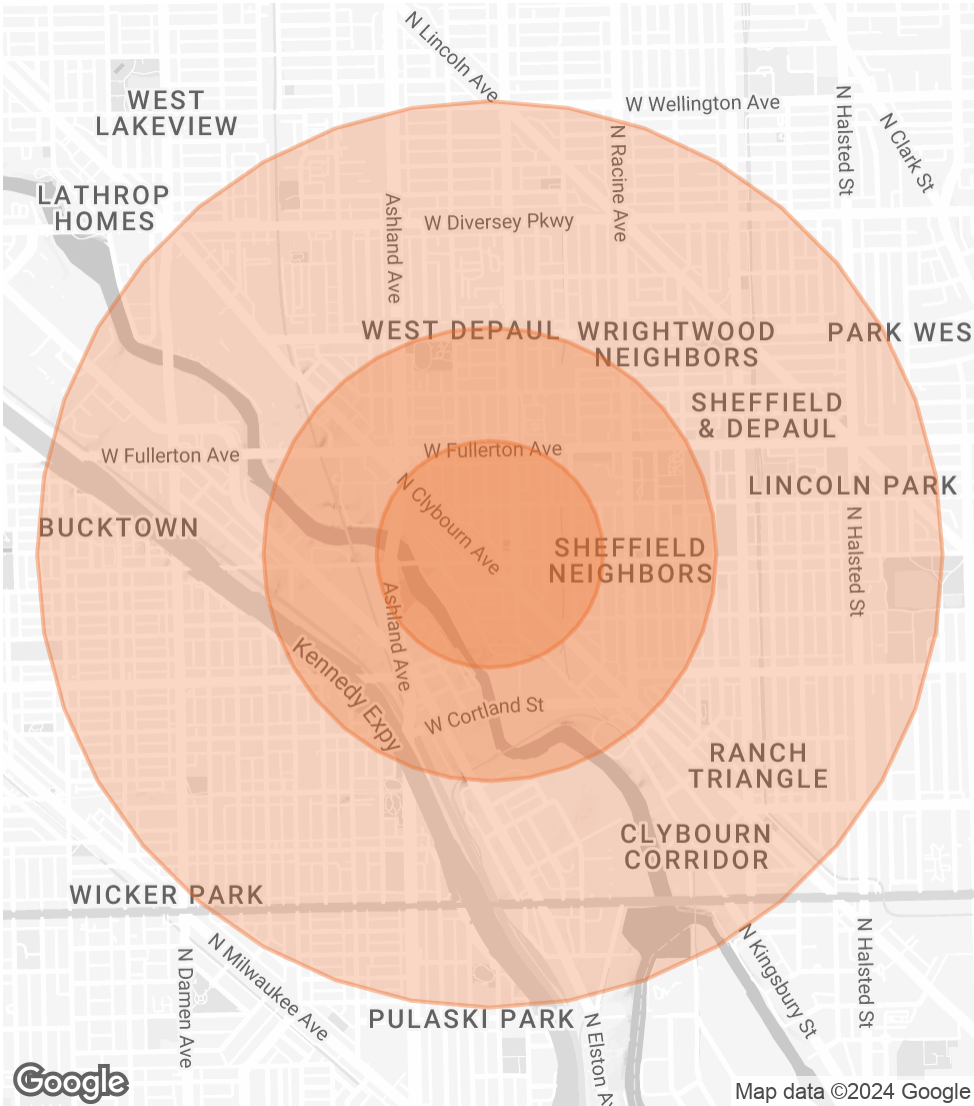
POPULATION 0.25 MILES 0.5 MILES 1 MILE

| | | | |
|----------------------|-------|--------|--------|
| TOTAL POPULATION | 2,004 | 11,783 | 56,125 |
| AVERAGE AGE | 31.9 | 31.1 | 31.0 |
| AVERAGE AGE (MALE) | 30.6 | 29.8 | 31.1 |
| AVERAGE AGE (FEMALE) | 34.7 | 32.5 | 31.4 |

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 940 | 4,586 | 25,250 |
| # OF PERSONS PER HH | 2.1 | 2.6 | 2.2 |
| AVERAGE HH INCOME | \$186,553 | \$200,712 | \$202,091 |
| AVERAGE HOUSE VALUE | \$780,511 | \$757,229 | \$728,183 |

2020 American Community Survey (ACS)



MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com