



RENOVATED, LINCOLN PARK CAFÉ/RESTAURANT WITH REAR PATIO

PROPERTY INFORMATION :

- Unique New Orleans' Style, French Quarter building, features a Café/Restaurant, full basement and private courtyard, located on Halsted, just north of Webster
- Situated as a premier storefront at the crossroads of the Halsted-Armitage Shopping district and Lincoln Park's Michelin Star Restaurants
- First level features a 1680 SF, existing French café, with a long counter, dining space and two bathrooms (one ADA)
- Prep ready basement (1650 SF) with 7ft+ ceilings, basement office, new mop sink, new hand sink and was recently resealed (3 times) to increase long term durability
- Brand new build out, including, but not limited to, new plumbing, new water service, updated electrical (400 AMPS), and updated cosmetics

- Existing business is also available for sale, along with the name, trademark, recipes and existing equipment; full equipment list available upon request;
- 0.4 Miles to the Fullerton or Armitage Red/Purple/Brown Line Train Station, easy access to the Lake Shore Drive, multiple bus stops and Divvy stations
- Area tenants include: Glascott's Saloon, Athenian Room, Starbucks, Kameya, Bluemercury, Club Monaco, Brown Bag Seafood, Mid North Animal Hospital and much more!

ALDERMAN

Michele Smith / 43rd Ward

ZONING

B3-2

LEASE TYPE

NNN

PLEASE DO NOT DISTURB EMPLOYEES AND DO NOT GO WITHOUT SPEAKING TO LISTING AGENT

DYLAN CARRIGAN

847.507.7353

dylancarrigan@atproperties.com

WYATT HARRIS

773.540.5955

wyatharris@atproperties.com









LINCOLN PARK

Lincoln Park residents have it all - from the arts to its famed zoo - right in their backyard. It's no wonder the North Side neighborhood is one of the most sought after in the U.S.

The neighborhood includes quiet tree-lined residential blocks, top-rated schools, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, where there's bound to be a volleyball tournament in action and beach-goers taking advantage of the kayak and Stand Up Paddle Board rentals. Then there's the parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.

With its location and mix of city parks, restaurants, bars, and theaters, Lincoln Park is virtually unrivaled among urban neighborhoods.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

72,071

3 MILE

466,761

5 MILE

978,035

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$169,940

3 MILE

\$154,301

5 MILE

\$127,866