



**FOR LEASE**

# Lincoln Square Second Gen Restaurant Space

**4539 N LINCOLN AVE**

Chicago, IL 60625

**PRESENTED BY:**

**MARCUS SULLIVAN**

O: 312.756.7357

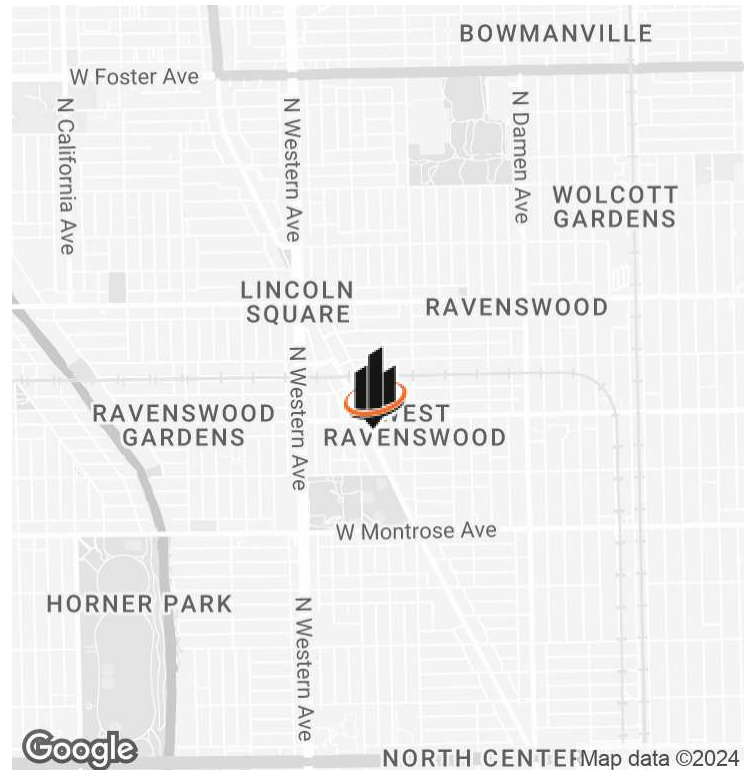
msullivan@svn.com

**JIM MARTIN**

O: 312.756.7356

martin@svn.com

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8,000.00 per month (MG)
<b>AREA:</b>	Lincoln Square
<b>AVAILABLE SF:</b>	1,800 SF
<b>ZONING:</b>	B3-2
<b>BUILDING TYPE:</b>	Mixed Use
<b>USE:</b>	Restaurant

## PROPERTY DESCRIPTION

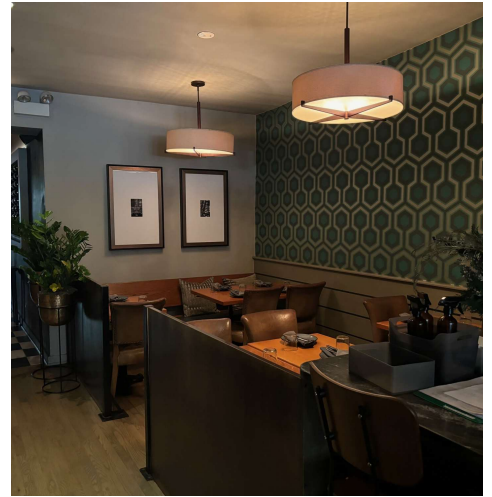
We are pleased to present a prime leasing opportunity for an 1,800 square foot restaurant space located in the vibrant Lincoln Square neighborhood of Chicago. This space is perfect for any number of different hospitality concepts from upscale dining experience to neighborhood bistro. The space features an open kitchen design that creates a dynamic atmosphere, operable windows facing Lincoln Avenue, finished basement for prep and storage, and a private outdoor area. The space benefits from a number of different area demand generators, including the Old Town School of Music and the Davis Theater.

## PROPERTY HIGHLIGHTS

- Open Kitchen Concept
- Well-Appointed Outdoor Seating
- Lower Level Prep Kitchen and Storage
- Mixed Use Building Classification
- Favorable B3 Zoning
- Exceptional Area Demographics

**MARCUS SULLIVAN**    **JIM MARTIN**  
O: 312.756.7357      O: 312.756.7356  
msullivan@svn.com    jmartin@svn.com

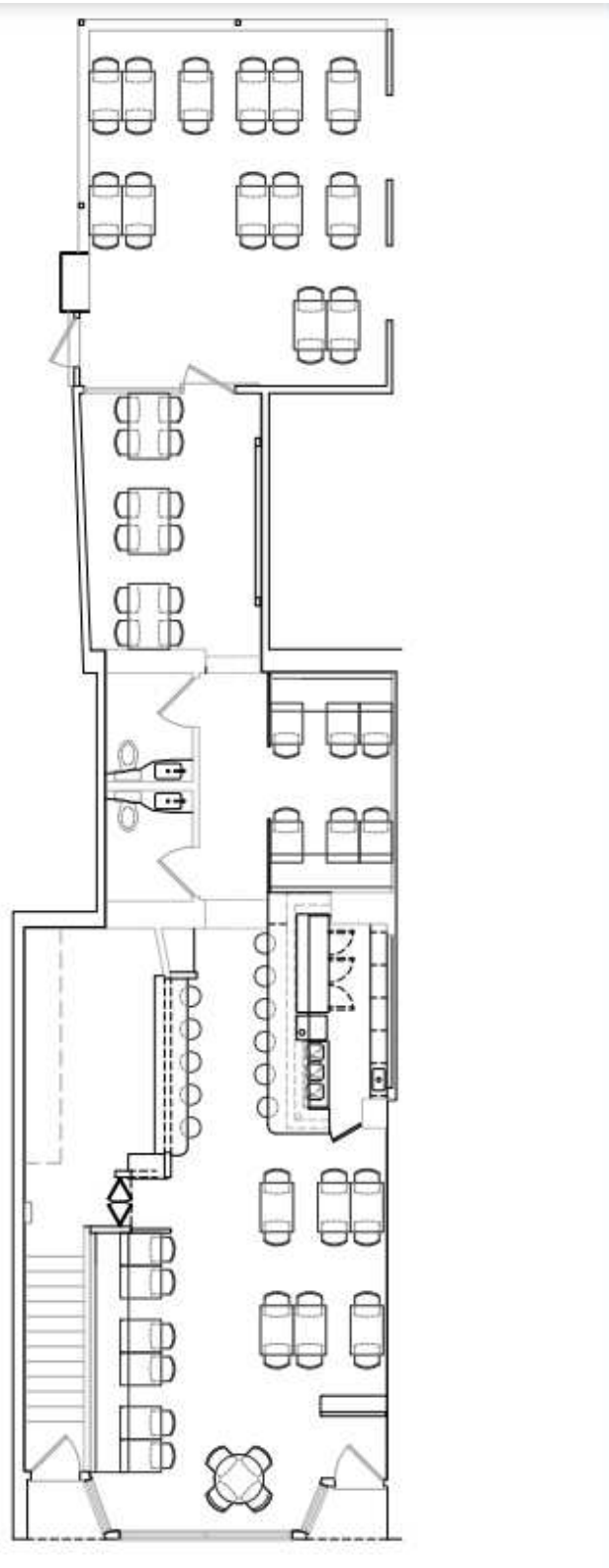
# ADDITIONAL PHOTOS



**MARCUS SULLIVAN**    **JIM MARTIN**  
O: 312.756.7357        O: 312.756.7356  
msullivan@svn.com     jmartin@svn.com



# INTERIOR FLOOR PLAN



**MARCUS SULLIVAN**    **JIM MARTIN**  
O: 312.756.7357        O: 312.756.7356  
msullivan@svn.com     jmartin@svn.com

# 4539 AERIAL PHOTO



**MARCUS SULLIVAN**  
O: 312.756.7357  
msullivan@svn.com

**JIM MARTIN**  
O: 312.756.7356  
jmartin@svn.com



# RETAIL MAP

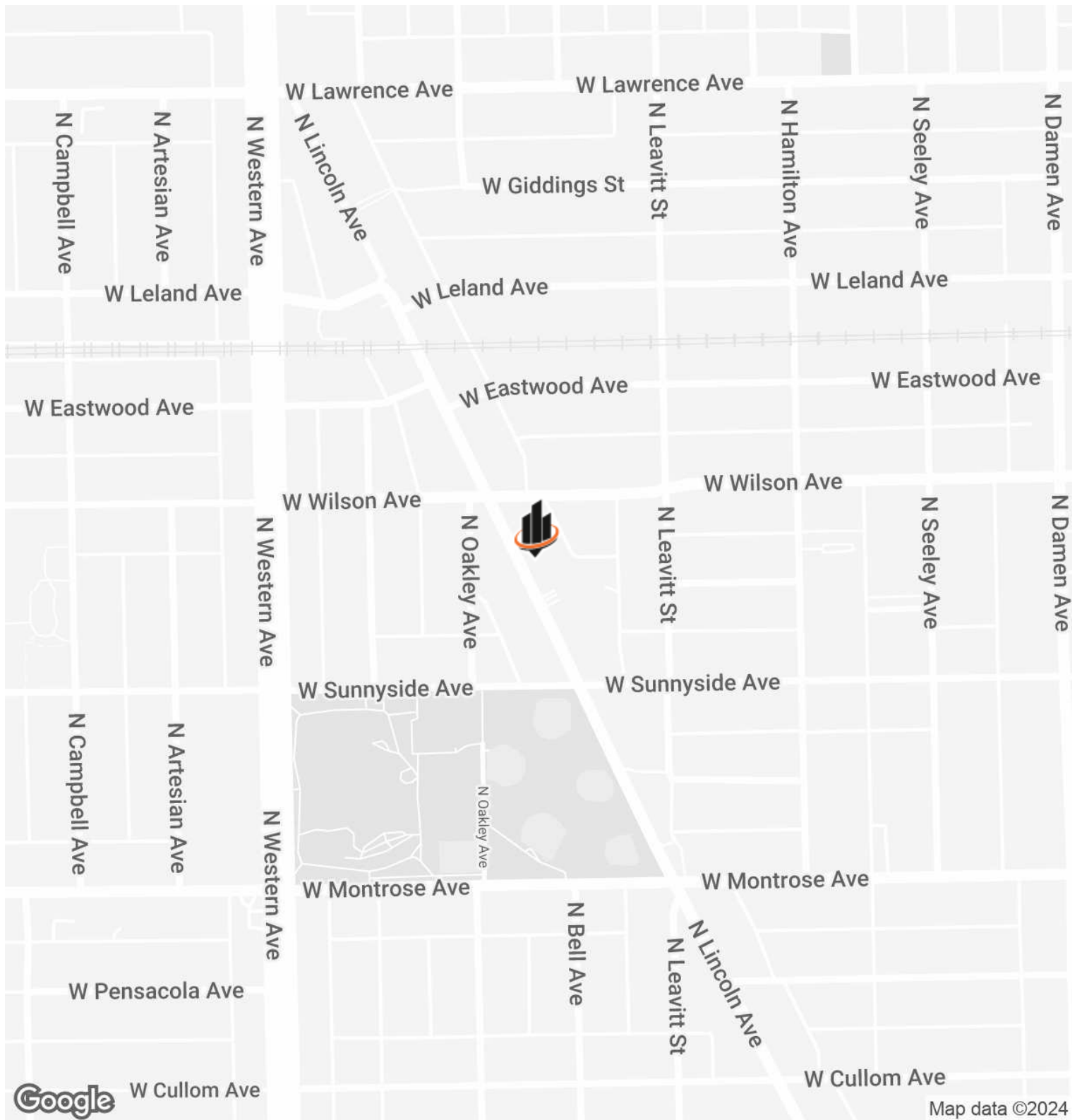


**MARCUS SULLIVAN**  
 O: 312.756.7357  
 msullivan@svn.com

**JIM MARTIN**  
 O: 312.756.7356  
 jmartin@svn.com



# LOCATION MAP



**MARCUS SULLIVAN**

O: 312.756.7357

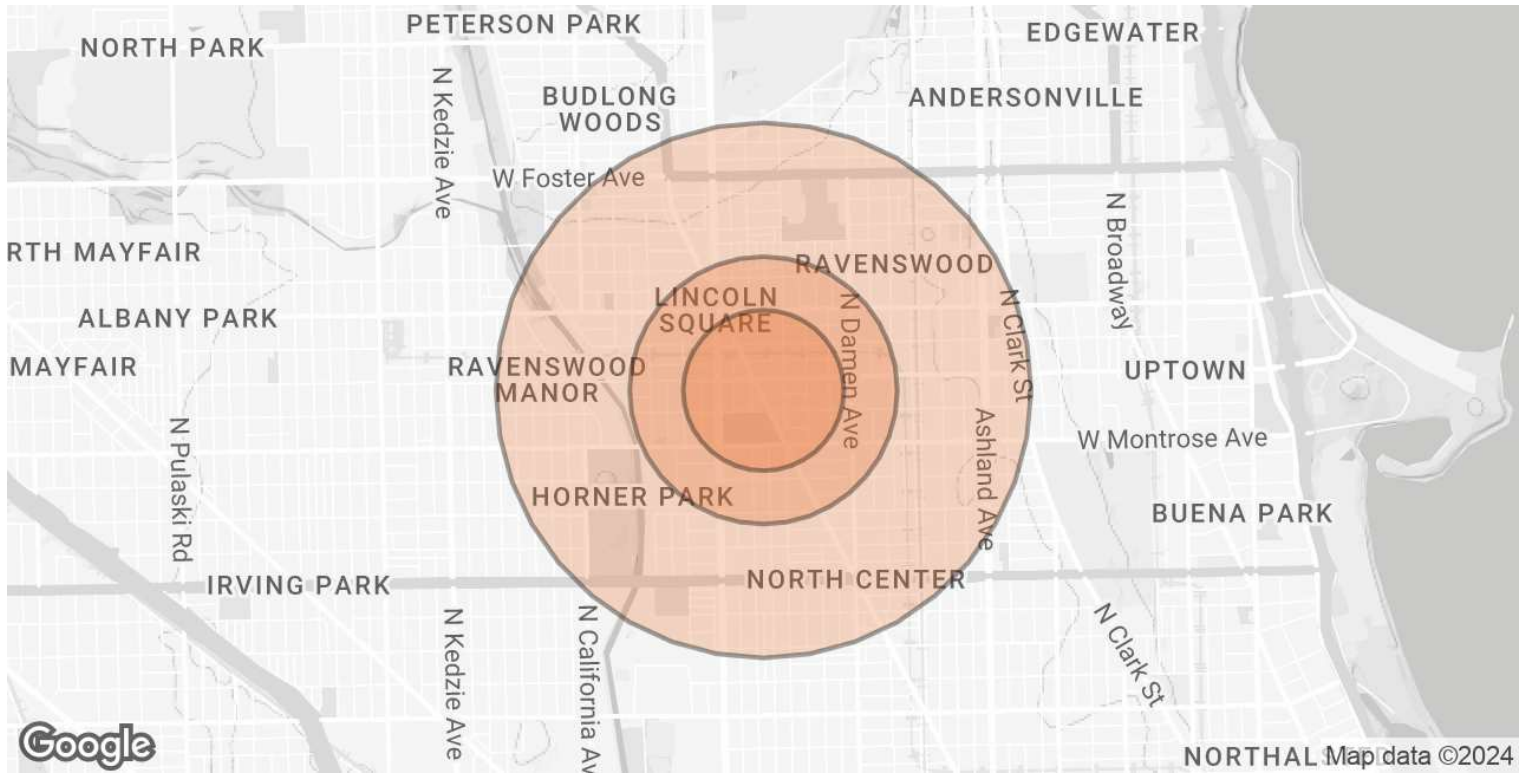
msullivan@svn.com

**JIM MARTIN**

O: 312.756.7356

martin@svn.com

# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	5,511	16,341	57,935
<b>AVERAGE AGE</b>	38	38	38
<b>AVERAGE AGE (MALE)</b>	38	37	37
<b>AVERAGE AGE (FEMALE)</b>	38	38	38

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	2,794	8,107	27,775
<b># OF PERSONS PER HH</b>	2	2	2.1
<b>AVERAGE HH INCOME</b>	\$151,477	\$159,656	\$152,439
<b>AVERAGE HOUSE VALUE</b>	\$779,609	\$782,463	\$700,474

Demographics data derived from AlphaMap

**MARCUS SULLIVAN**

O: 312.756.7357  
msullivan@svn.com

**JIM MARTIN**

O: 312.756.7356  
jmartin@svn.com



## DISCLAIMER

The material contained in this Offering Brochure 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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**    **JIM MARTIN**  
O: 312.756.7357        O: 312.756.7356  
msullivan@svn.com     jmartin@svn.com