



PRIME LOCATION, LINCOLN PARK RESTAURANT BUSINESS

PROPERTY INFORMATION

- 800 SF second generation restaurant, located on Webster, just West of Halsted
- Surrounded by dense residential buildings, heavy traffic and ideal for a new restaurant tenant
- Front space features a recently renovated build out, large front windows, customer seating (8 tables/16 seats), sushi bar counter and single bathroom
- Existing kitchen includes a 7ft hood with black iron, ansil system, three compartment sink, grease trap, mop sink, and employee bathroom in the rear
- Built in audio in the dining area; No basement; Security system throughout (7 Cameras); 200 AMP electrical;
- Licenses include Incidental Liquor, Retail Food and Sidewalk Patio Licenses; Exterior Patio has three tables and seats 8, with the ability to reconfigure to add more;
- 0.4 Miles to the Fullerton Red/Brown/Purple Line Train Station, plus easy access to the Expressway, Lake Shore Drive, and multiple bus stops
- Area tenants include: Halsted Dental, Bluemercury, Starbucks, Solidcore, Mid North Animal Hospital, Starbucks, Athenian Room, Glascott's Saloon and much more!

ZONING

B3-2

LEASE TYPE

MG

ALDERMAN

Timothy Knudsen / 43rd Ward

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

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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

74,973

3 MILE

514,593

5 MILE

1,018,139

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$241,914

3 MILE

\$205,852

5 MILE

\$167,846