

105 E CERMAK ROAD

Prominent Corner Restaurant - South Loop

5,294 SF - Asset Sale & Lease Assignment

KAIN
REAL ESTATE



SPACE PLANS

105 E CERMAK ROAD

At the intersection of E. Cermak & 2201 S. Michigan Ave

CONFIDENTIAL OFFERING

This offering is for the sale of a fully built-out restaurant business and its assets only. The real estate is not for sale.

Please do not disturb employees.

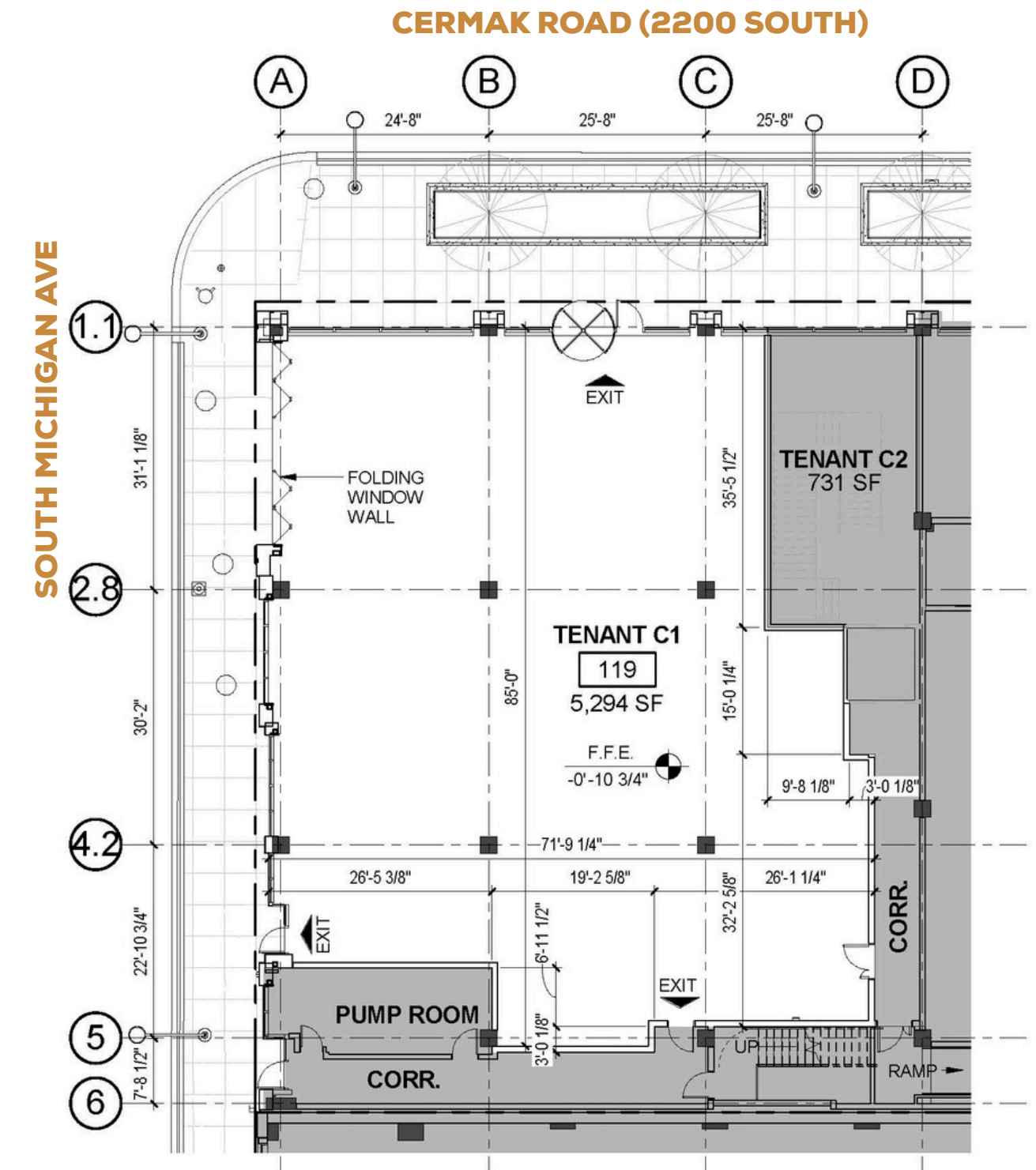
Buyer will acquire the FF&E, improvements, licenses (to the extent transferable), and assume the existing restaurant lease, subject to landlord approval. This is a rare opportunity to step into a high-quality, second-generation restaurant space with substantial infrastructure already in place.

ABOUT APOLONIA

Apolonia is a critically acclaimed, chef-driven restaurant in Chicago's South Loop, known for its refined yet approachable take on Mediterranean and European-inspired cuisine. Opened by Chef Stephen Gillanders, Apolonia quickly earned recognition for its thoughtful cooking, polished hospitality, and warm, modern dining room, establishing itself as a destination restaurant within the neighborhood and beyond.



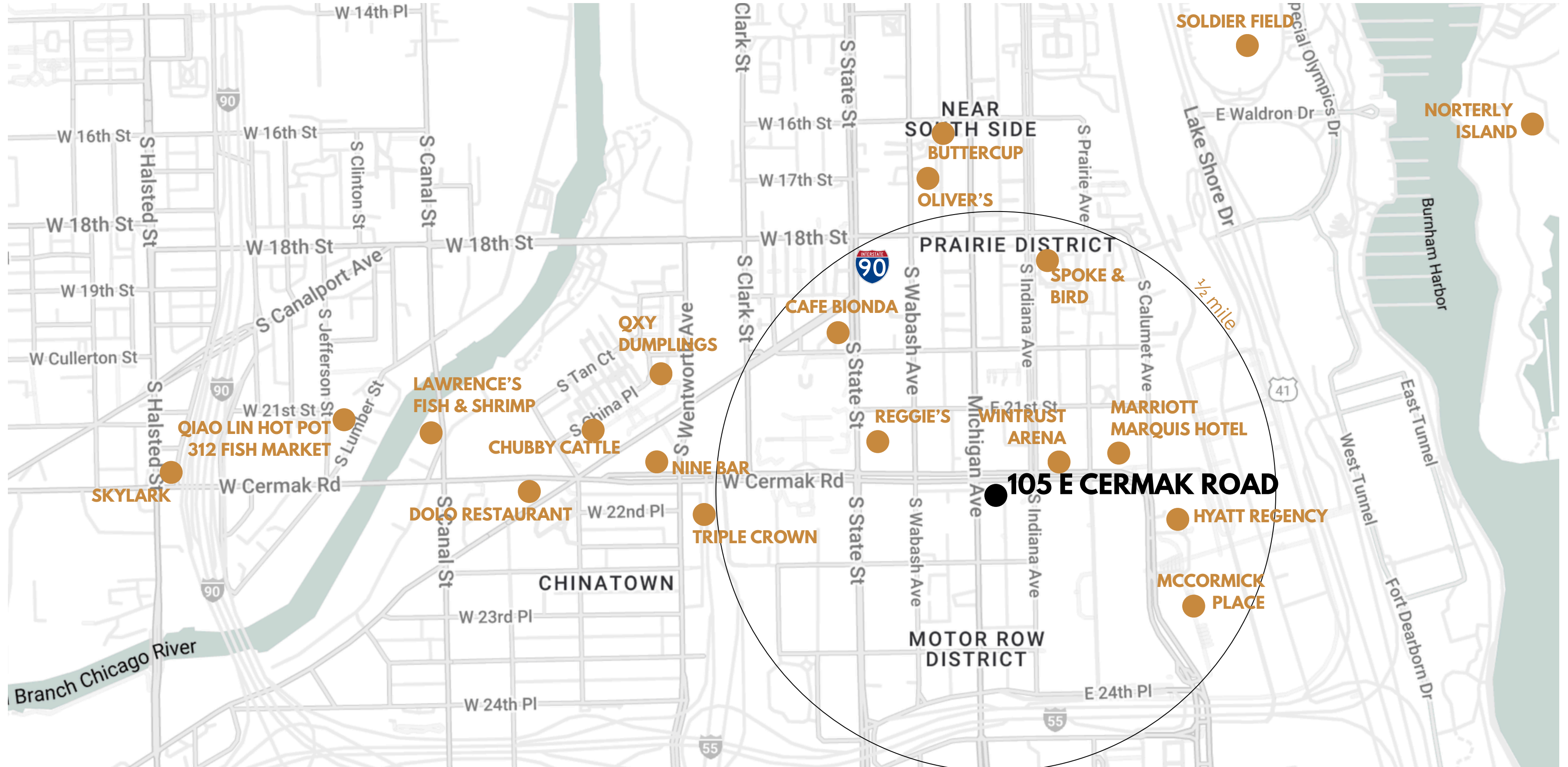
RETAIL DIMENSIONAL PLAN - 5,294 SF



AREA MAP

105 E CERMAK ROAD

At the intersection of E. Cermak & 2201 S. Michigan Ave



DEMOGRAPHICS AND KEY FACTS

105 E CERMAK ROAD

At the intersection of E. Cermak & 2201 S. Michigan Ave



LOCATION

South Loop corner location with close proximity to McCormick Place Convention Center & Hotels, Chinatown, and Soldier Field.

SIZE

5,294 square feet

OCCUPANCY

199 (i.e. 179 Main Dining Room + 20 PDR)

FRONTAGE

130-feet (wraparound)

CONDITION

Immaculate Turnkey Condition

BLACK IRON

Existing

ZONING

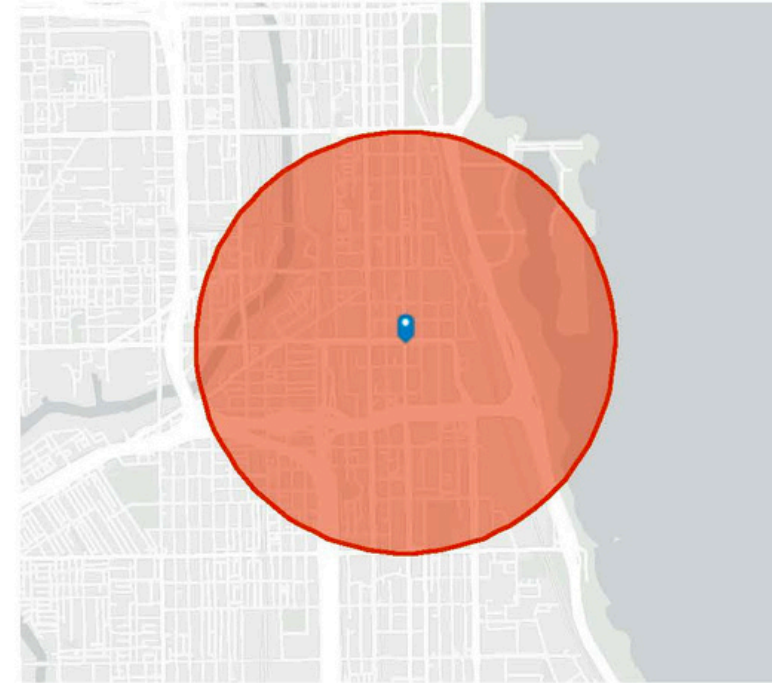
PD-1153 w/ underlying DX-7 Zoning
Alderman Pat Dowell (3rd Ward)

RENTAL RATE

Through June 30, 2026: \$17,451.86

KEY MONEY

Subject to Offer

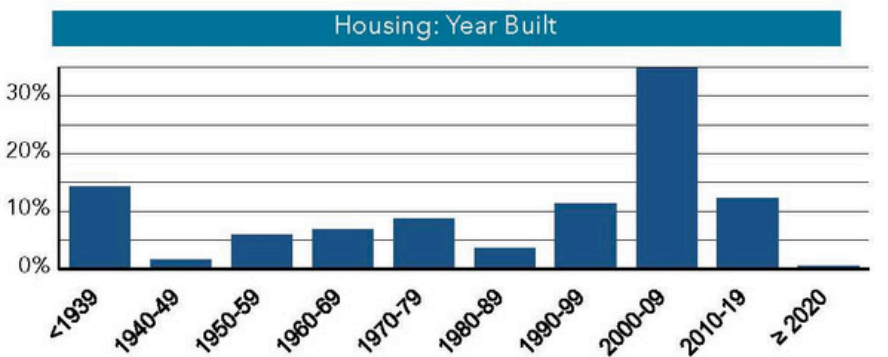
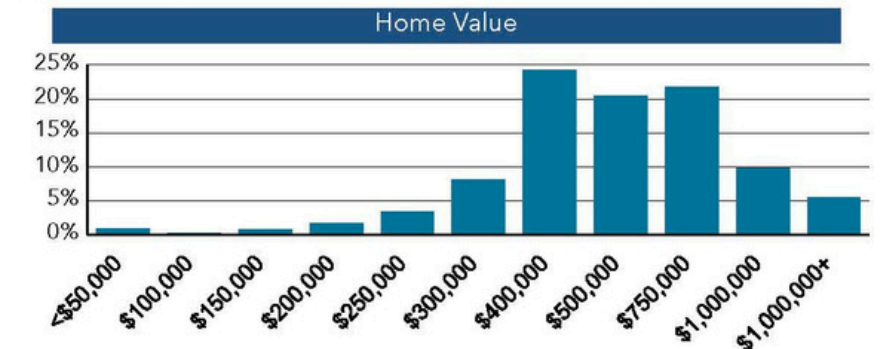
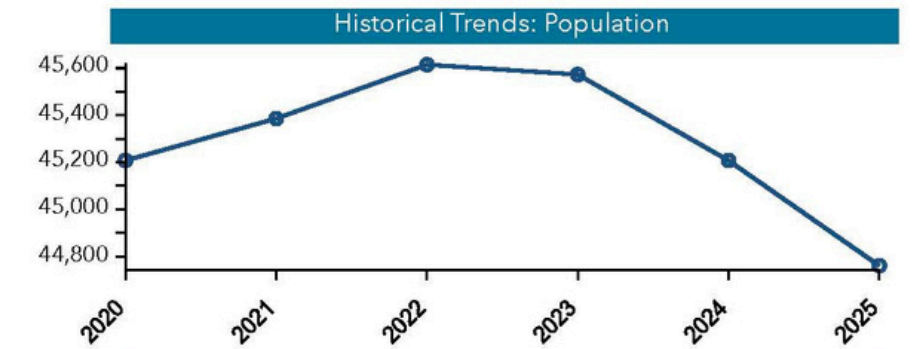


Population Trends and Key Indicators

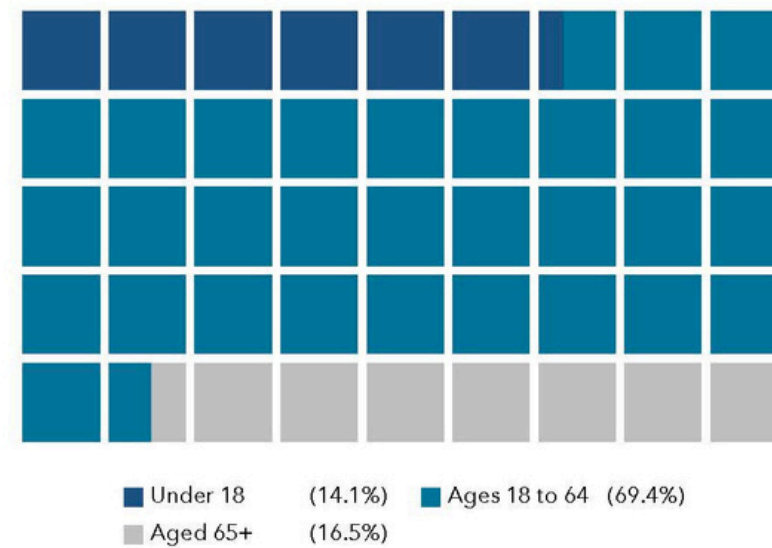
2201 S Michigan Ave, Chicago, Illinois, 60616
Ring band of 0 - 1 miles

44,760	23,773	1.86	37.9	\$98,140	\$449,620	99	74	75
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

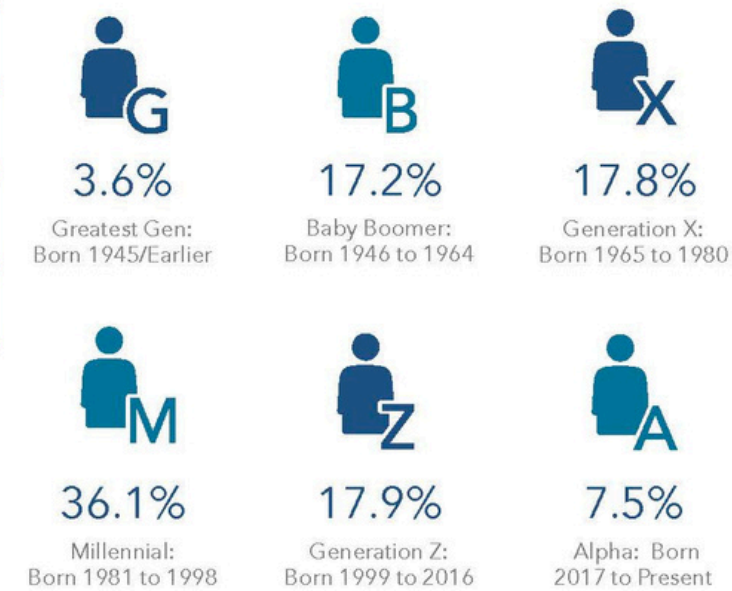
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**FOR MORE
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CONFIDENTIAL OFFERING

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ASSET & LEASE MANAGEMENT

DO NOT DISTURB EMPLOYEES

