



105 E CERMAK ROAD

Prominent Corner Restaurant - South Loop
5,294 SF - Asset Sale & Lease Assignment

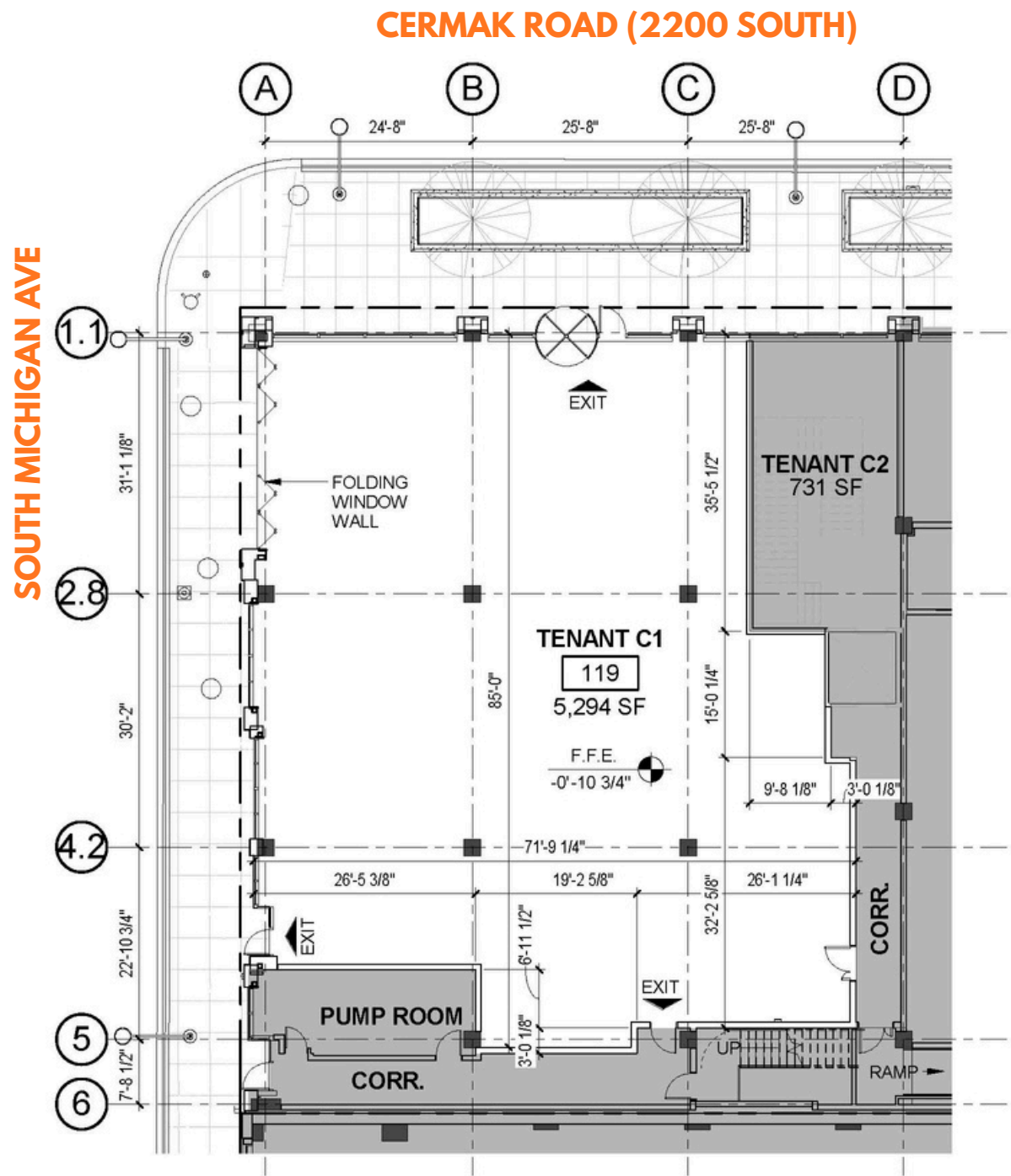
SPACE PLANS

105 E CERMAK ROAD

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



RETAIL DIMENSIONAL PLAN
5,294 SF



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.

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

Immacualte Turnkey Condition

BLACK IRON

Existing

ZONING

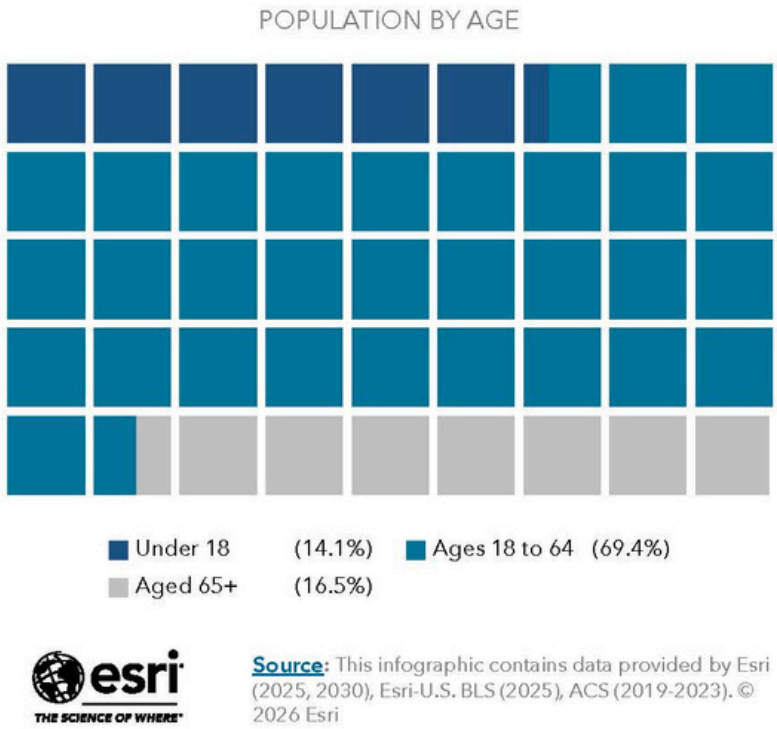
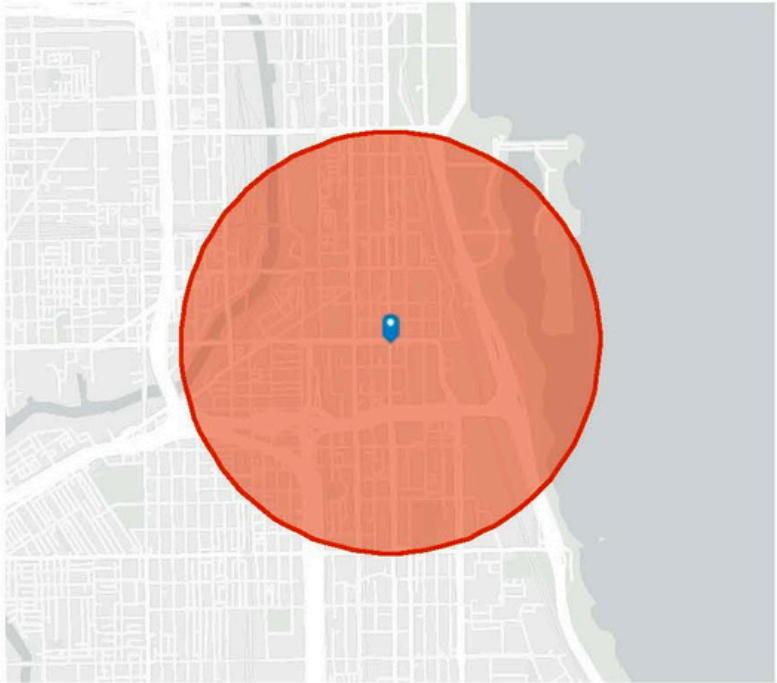
PD-1153 w/ underlying DX-7 Zoning
Alderman Pat Dowell (3rd Ward)

RENTAL RATE

through June 30, 2026: \$17,451.86

KEY MONEY

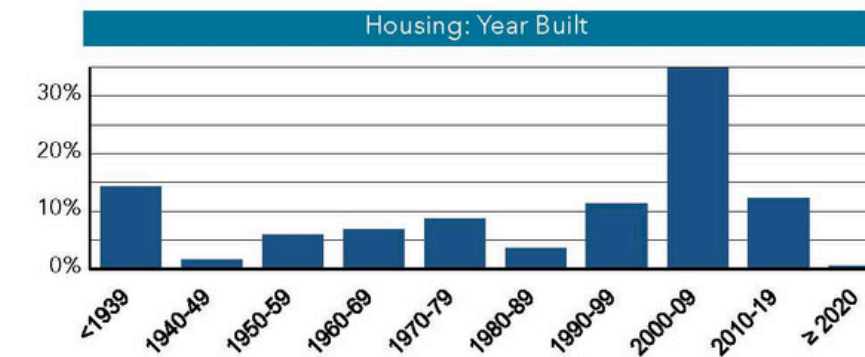
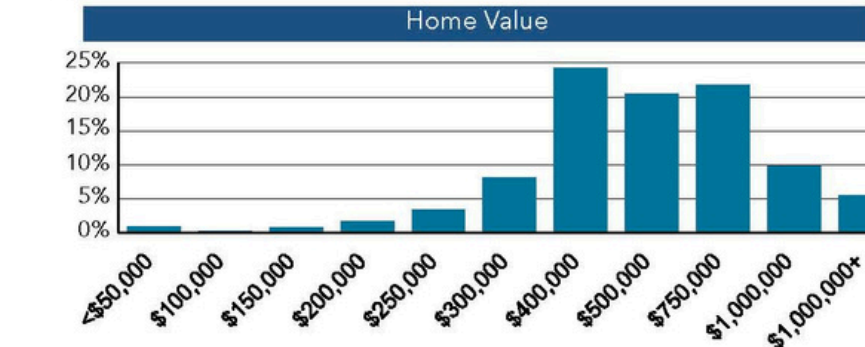
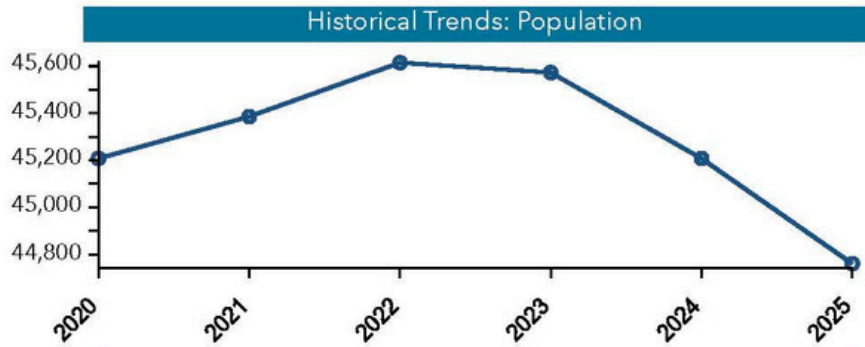
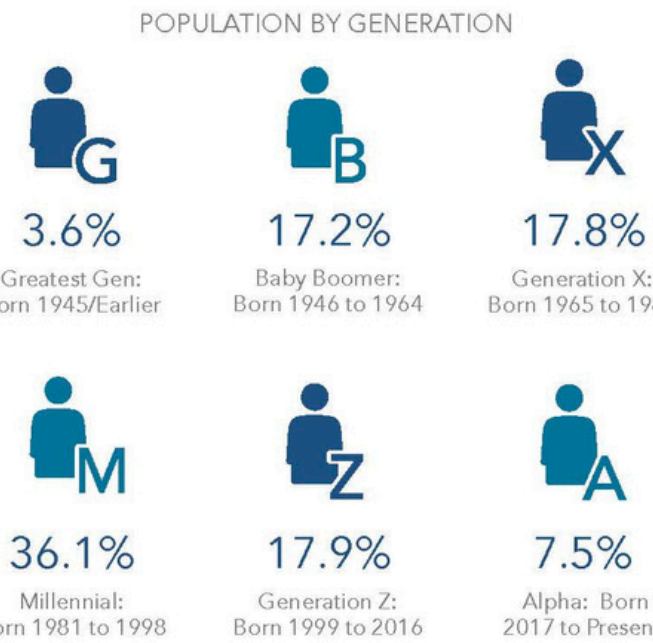
Subject to Offer



Population Trends and Key Indicators

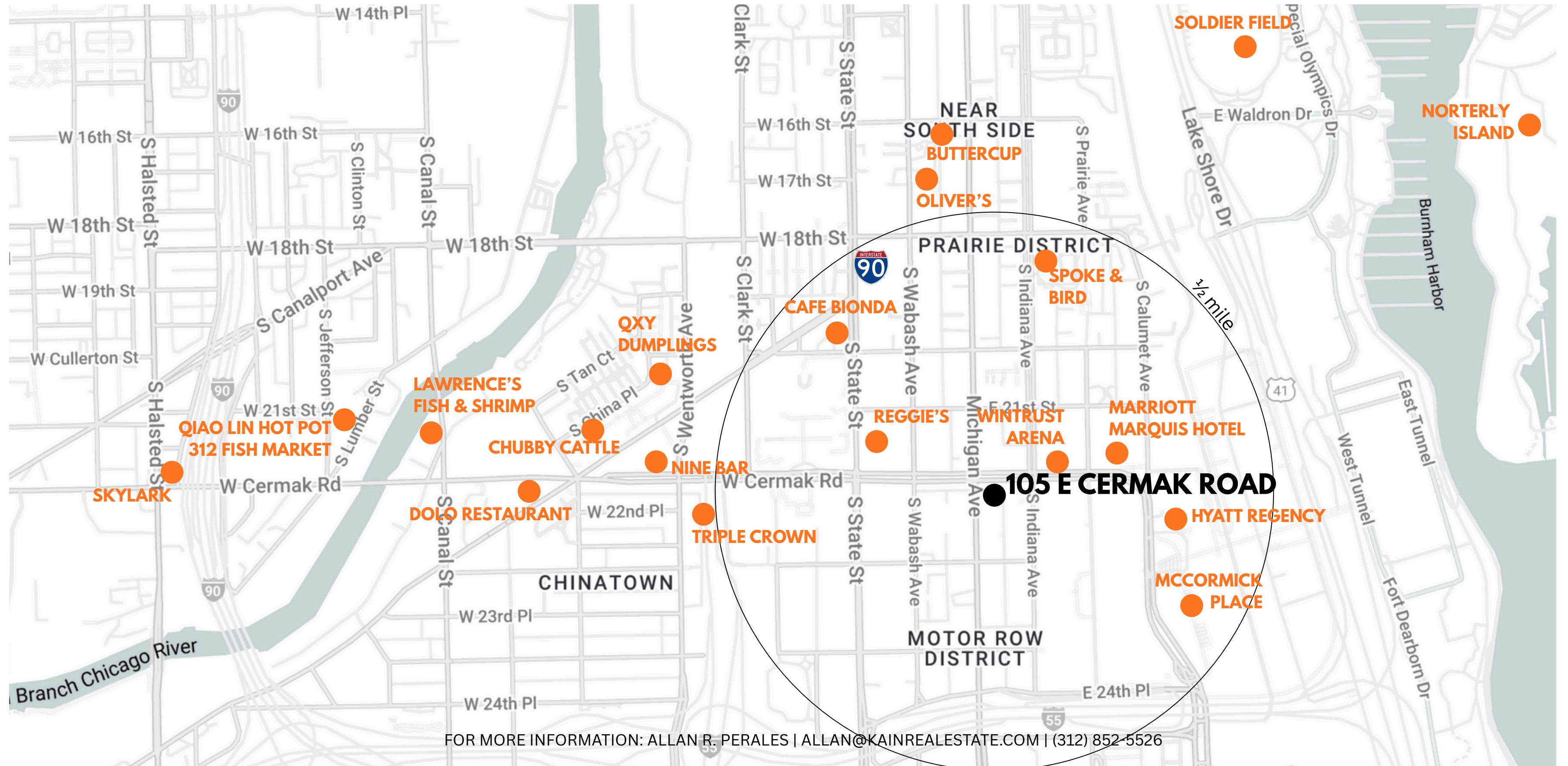
2201 S Michigan Ave, Chicago, Illinois, 60616
Ring band of 0 - 1 miles

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



105 E CERMAK ROAD

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REAL ESTATE



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**CONFIDENTIAL:
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EMPLOYEES**

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