



# 105 E CERMAK ROAD

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

## SPACE PLANS

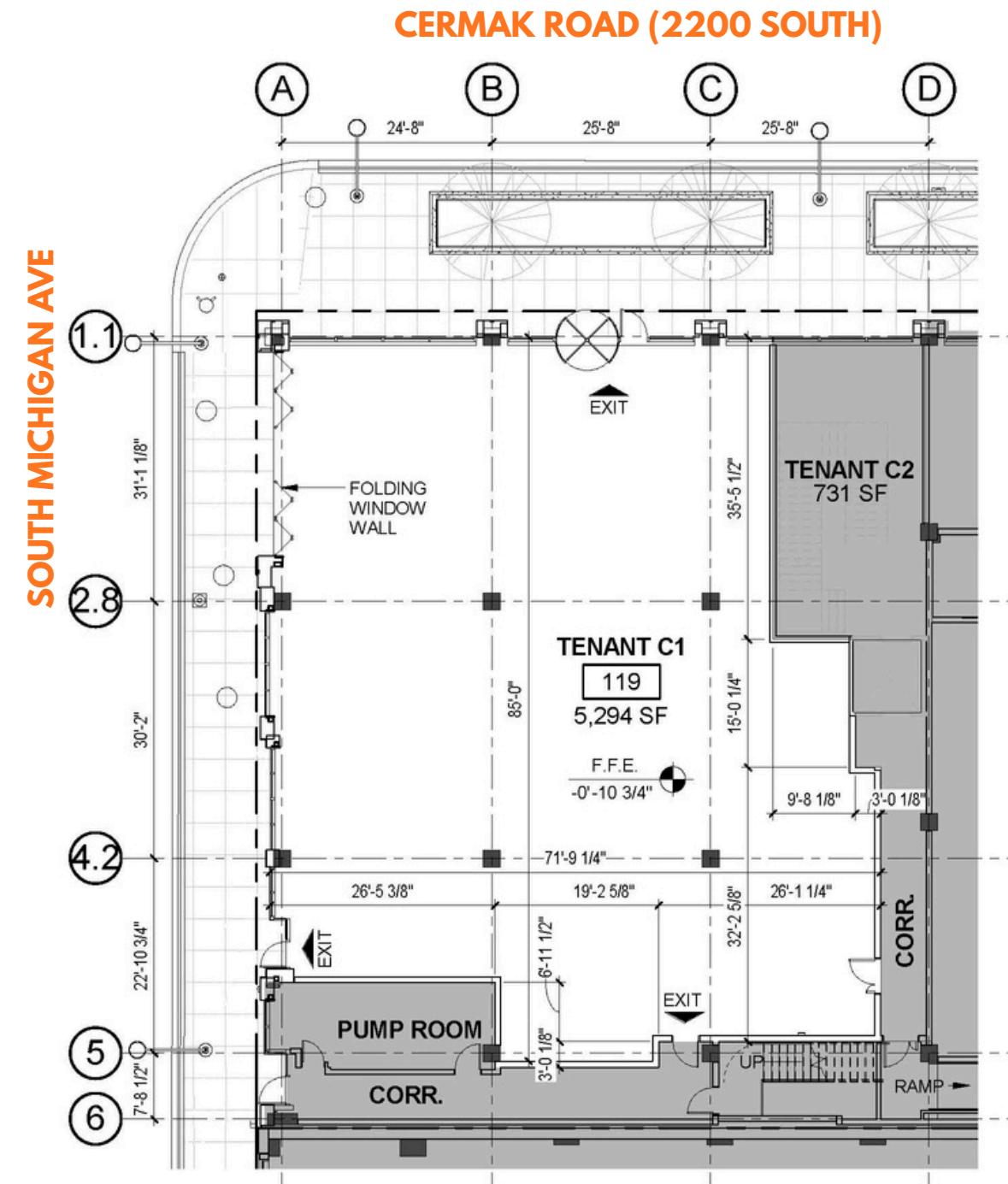
# 105 E CERMAK ROAD

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

**KAIN**  
REAL ESTATE

## 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.

## DEMOCRAPHICS AND KEY FACTS

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### 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

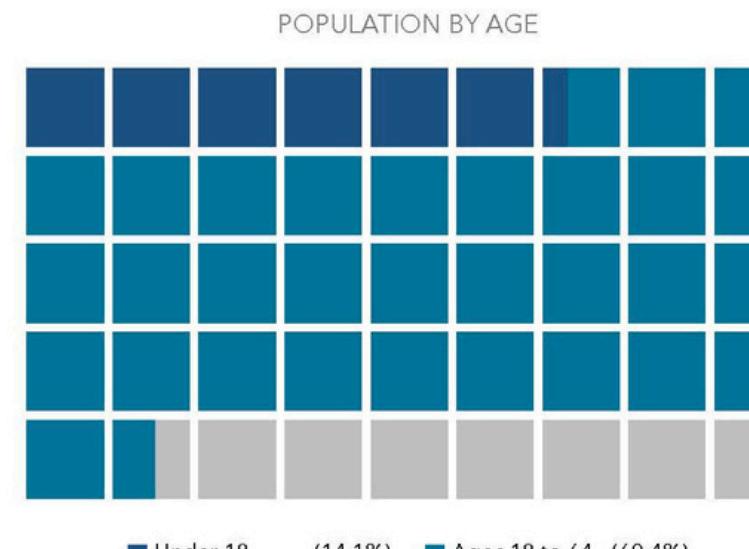
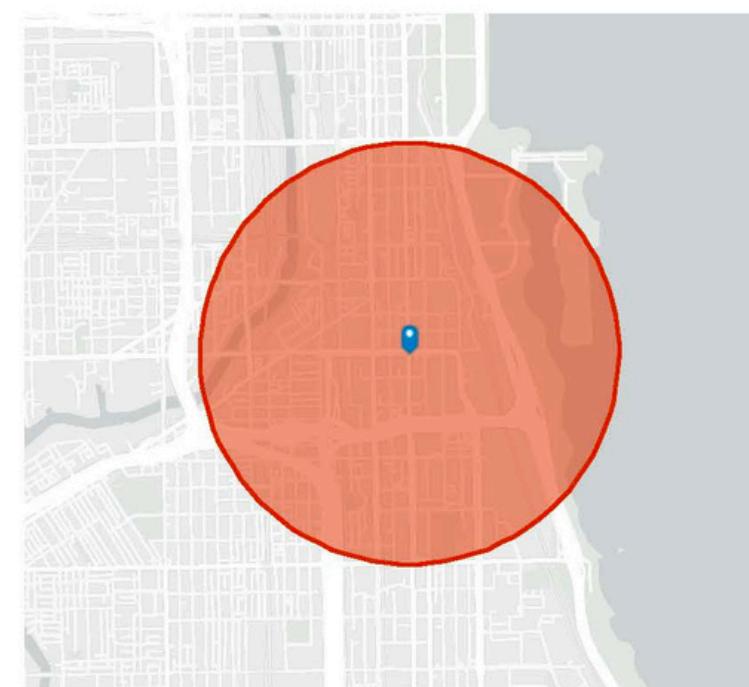
PD-1153 w/ underlying DX-7 Zoning  
Alderman Pat Dowell (3<sup>rd</sup> Ward)

### RENTAL RATE

through June 30, 2026: \$17,451.86

### KEY MONEY

Subject to Offer



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

## Population Trends and Key Indicators

2201 S Michigan Ave, Chicago, Illinois, 60616

Ring band of 0 - 1 miles

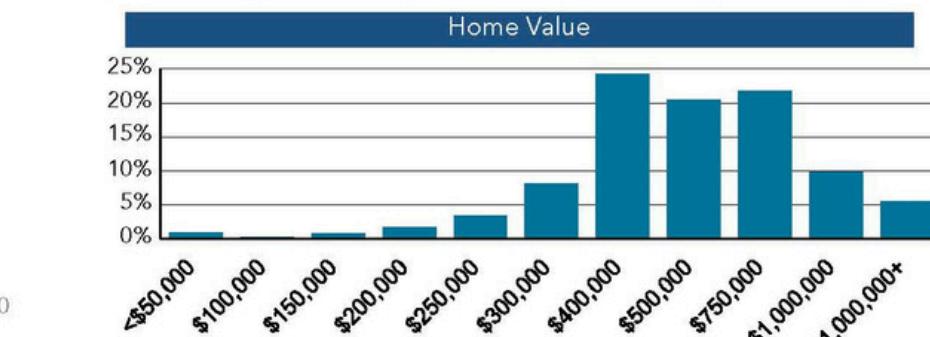
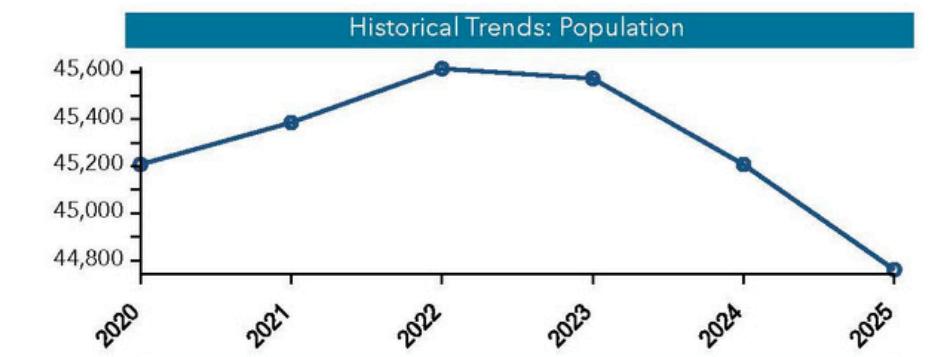
44,760	23,773	1.86	37.9	\$98,140	\$449,620	99	74	75
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS

	\$12,519
	28.7%
Avg Spent on Mortgage & Basics	Percent of Income for Mortgage

### POPULATION BY GENERATION

	3.6%	Greatest Gen: Born 1945/Earlier
	17.2%	Baby Boomer: Born 1946 to 1964
	17.8%	Generation X: Born 1965 to 1980
	36.1%	Millennial: Born 1981 to 1998
	17.9%	Generation Z: Born 1999 to 2016
	7.5%	Alpha: Born 2017 to Present

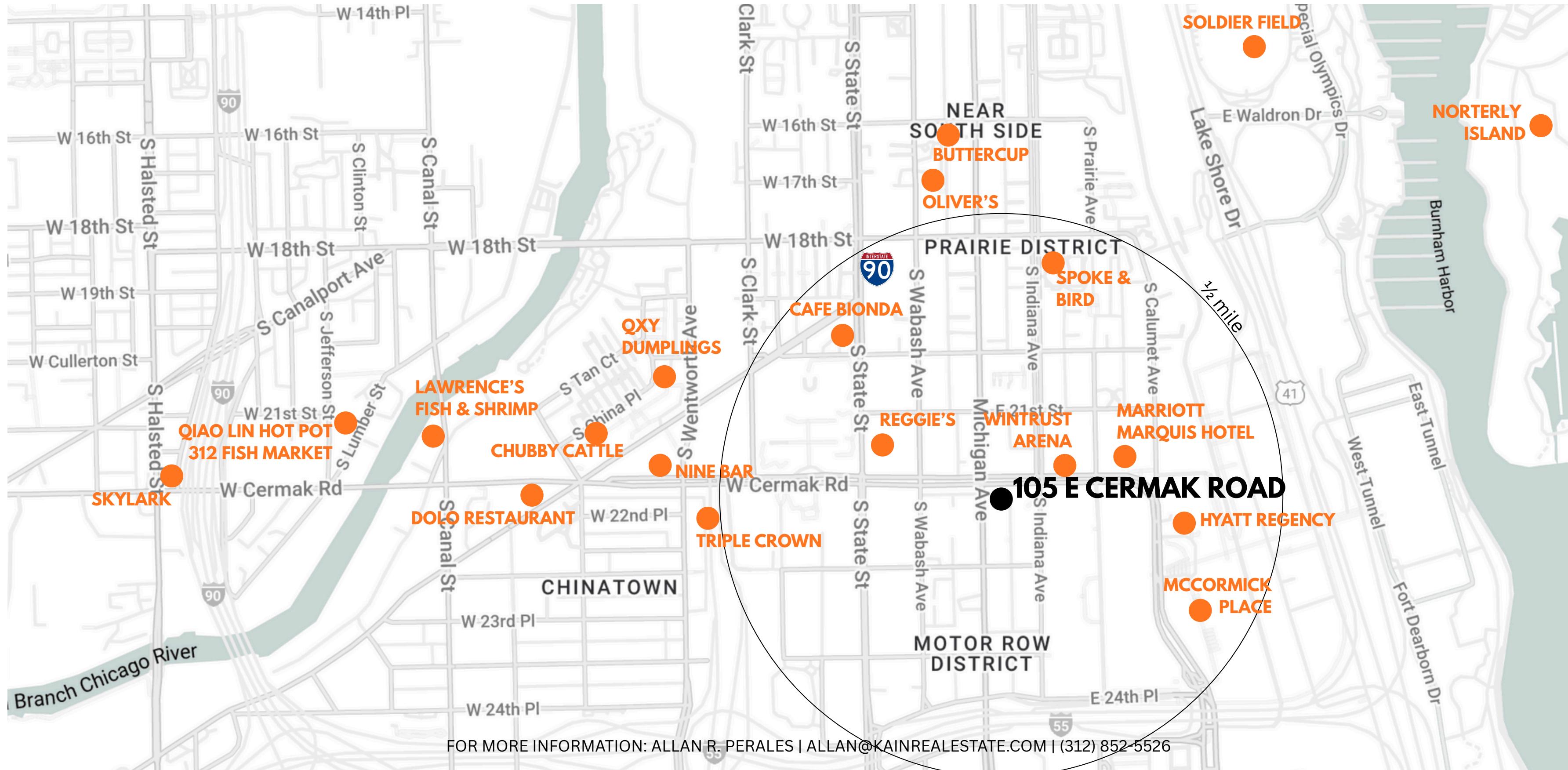


## AREA MAP

# 105 E CERMAK ROAD

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

**KAIN**  
REAL ESTATE



**FOR MORE  
INFORMATION:**

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**CONFIDENTIAL:  
DO NOT DISTURB  
EMPLOYEES**

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