

Lakeview- Chicago

TWO ADJACENT RETAIL SPACES (RESTAURANT & BAR) WITH OUTDOOR BEER GARDEN

2852-56 N. Southport Ave. Chicago, IL



Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, on the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

2852-56 N. Southport Ave. Chicago, IL (Formerly Diag & 404 Wine Bar)

Size (Approx.)	+/- 6,350 SF Total
	+/- 4,627 SF Interior +/- 1,723 SF Beer Garden
Rental Rate	\$26/SF NNN + \$9.13/SF (CAM & Taxes)

For additional information or to schedule a showing contact:

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Demographics

	.25 Mile	.5 Mile	1 Mile
Population			
2017 Male Population	4,454	19,247	71,921
2017 Daytime Population	2,592	11,719	53,025
Workers	1,395	5,827	31,646
Residents	1,197	5,892	21,379
Households	1,947	8,715	33,559
Avg. Household Income	\$185,667	\$177,377	\$154,599

Nearby Businesses

Sal's Trattoria
Que Rico Mexican
Las Tablas
Entente
Elbo Room
Left Coast

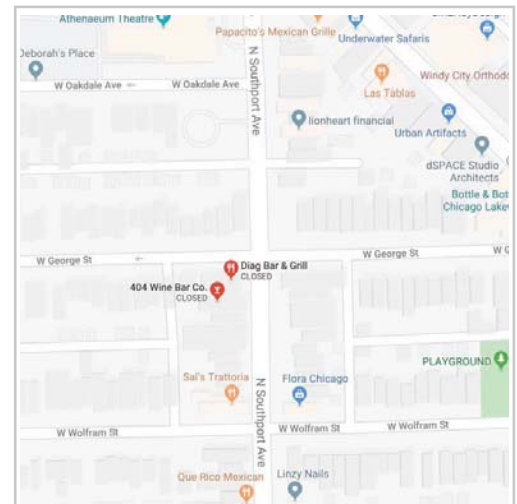
Description

Operate your multi use concept with these two adjacent retail spaces for lease. Corner location in Lakeview with strong demographics, visibility and branding. Former sports bar/restaurant and wine bar operated for over 10 years. Large sidewalk café and private rear outdoor beer garden allow for high occupancy. Includes two bars, large kitchen, and full basement.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. A126 09-01-2015

Map

Southport Ave. & George St.



2852-2856 N. Southport- Restaurant and Bar Lease

Listing Agent/s	Jarrett M. Fradin
TransactionType	Straight Lease
PropertyType	Restaurant and Bar with Outdoor Patio and Sidewalk Cafe
PropertyName	2852-56 N. Southport Ave – Previously Diag & 404 Wine Bar
Address	2852-56 N. Southport Ave.
City, Zip	Chicago, IL 60657
Area	Lakeview
County	Cook
LEASE INFORMATION	
Rental Rate	\$26.00/SF + \$9.13/SF for Taxes & CAM
Lease Type	Net
Taxes	\$7.28/SF (Based on 2017 Tax Year)
CAM	\$1.85/SF (Approx.)
Pro-Rata Share	33.3%
Yearly Adjustments	TBD
Size (Business)	6,350 SF +/- Total 4,627 SF +/- Interior 1,723 SF +/- Beer Garden
Stories	Single
Zoning	B1-2
Licenses	To Be Applied For Previous Licenses: Incidental Liquor, Outdoor Beer Garden, Retail Food, Sidewalk Cafe
Ward & Alderman	Ward 32 – Scott Waguespack
Nearby Business	Sal's Trattoria, Que Rico Mexican, Las Tablas, Entente, Starbucks, Left Coast, Elbo Room
Property Description	Mixed Use Building with Commercial Use on First Floor
Business Description	Operate your multi-use concept with these two adjacent retail spaces for lease. Corner location in Lakeview with strong demographics, visibility and branding. Former sports bar/restaurant and wine bar operated for over 10 years. Large sidewalk cafe and private outdoor rear beer garden allow for high occupancy. Spaces are connected by two bars and a large kitchen. Full basement.
Location Description	2852-2856 N. Southport is located South of Wrigley Field, and at the mid-point between Lincoln Yards, Lakeshore Drive and Lincoln Park. The Property's affluent location has seen an unprecedented surge in growth and

	<p>development including neighboring Wrigleyville, which has experienced an infusion north of \$800 million invested over the last few years. Lincoln Yards, just south of the Property, is a proposed master development said to cost as much as \$5 billion and add 12 million square feet of office, retail, hotels, residential buildings, a stadium/entertainment venue and parks along the Chicago river. The Property also caters to Lakeview's family and student residents. There are 13 schools located within 1.5-miles of the Property, including various elementary schools, Lincoln Park High School, and DePaul University's Lakeview Campus. The Investment contains strong demographics as household incomes within a one quarter mile radius exceed \$185,000.</p>
Cross Streets	Southport Ave. and George St.
Is the business currently operating?	NO
Established	Previously 12+ Years

ADDITIONAL PHOTOS

