

# Lakeview - Chicago

## EXCELLENT HEALTHY QUICK SERVE BUSINESS OPPORTUNITY IN PRIME LOCATION



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

3310-12 N. Broadway Ave. - Fül



Lakeview

Lakeview is bordered by West Diversey Pkwy. on the south, West Irving Park Rd. on the north, North Ravenswood Ave. on the west, and the shore of Lake Michigan on the east. Lakeview's diverse dining, shopping and entertainment options offer a broad appeal to visitors and residents of all ages. This sprawling North Side community, one of Chicago's largest, is characterized by a vast culinary landscape of cuisines and cultures, and equally plentiful shops and boutiques. Lakeview encompasses two popular districts: Wrigleyville, home of Wrigley Field and the Chicago Cubs; and Boystown, one of the nation's largest and most vibrant LGBT communities.

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Size	1,444 S.F.
Licenses	Retail Food
Rental Rate	\$4,695.70/Mo. (Net)
Price	\$48,000 (Business Sale)

For additional information or to schedule a showing contact:  
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### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	41,057	185,810	472,276
2011 Female Population	40,828	183,300	459,680
2011 Total Population	81,885	369,109	931,956
2011 Total Households	49,778	196,815	430,588
Housing			
2000 Total Housing Units	54,910	215,447	450,247
Income			
2011 Median Household Income	\$58,291	\$67,051	\$56,443
2011 Per Capita Income	\$61,309	\$60,512	\$45,258
2011 Average Household Income	\$100,854	\$113,486	\$97,956

### Nearby Businesses

Caribou Coffee	Closet
HomeMade Pizza Co.	Windy City Sweets
PingPong	Joy's Noodles and Rice
Wakamono Sushi Bar	Coffee and Tea Exchange

### Highlights

Excellent business opportunity with prime location on Lakeview's restaurant and retail row. Restaurant seats 30 indoors with outdoor dining component for approximately 20. Restaurant focuses on healthy quick serve dining options from smoothies to sandwiches with a nutritionist on site at all times. All FF&E included in sale price. No black iron, however, owners are willing to contribute to the installation of one.

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. 620 11-21-2011

### Map

On the east side of North Broadway between Aldine Ave. and West Buckingham Place.

