

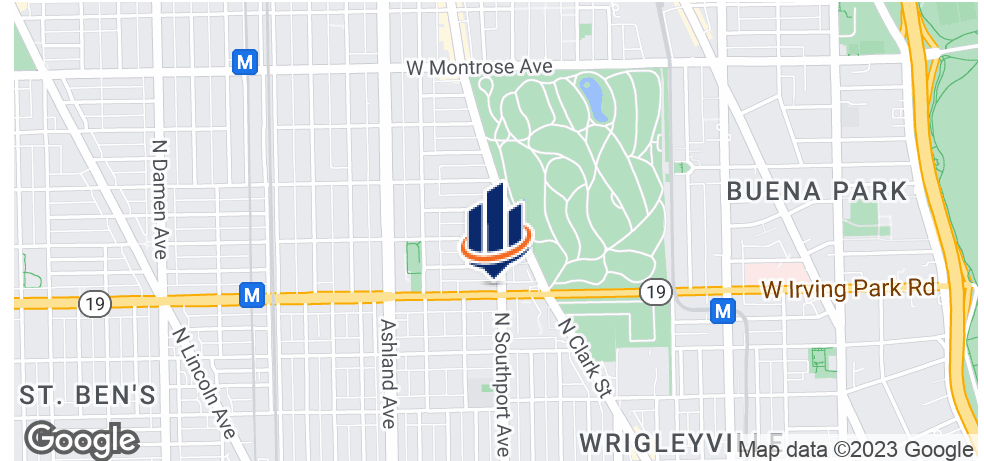


SOUTHPORT AND IRVING

4000 NORTH SOUTHPORT AVENUE
CHICAGO, IL 60613

Marcus Sullivan
Assistant Vice President
O: 312.756.7357
msullivan@svn.com

Property Summary



OFFERING SUMMARY

Available Space:	3,700 Square Feet
Lease Rate:	\$8,000 per month
Space Type:	Bar/Restaurant
Licences:	Incidental Liquor, Retail Food, Package Liquor And Sidewalk Cafe
Zoning:	B3-3
Market:	Chicago
Submarket:	Southport Corridor

PROPERTY OVERVIEW

Corner Restaurant and Bar Located On Chicago's Southport Corridor

PROPERTY HIGHLIGHTS

- Ownership Will Entertain A Partnership With Experienced Operators
- Possibility Of Demising The Space To Allow For Separate Restaurant And Bar Concepts
- Fully Fixtured Restaurant And Bar
- Great Separation Between Dining Area And Bar Area
- Ability To Operate Two Unique Hospitality Concepts Under One Roof
- Highly Recognizable Corner Location
- Corporately Held Licences
- Long Term Favorable Lease Terms
- Space Can Easily Accommodate A Variety Of Different Hospitality Concepts



CONFIDENTIAL BUSINESS SALE SUMMARY

Listing Brokers – Marcus Sullivan & Shane Sackett

BUSINESS TYPE	American Restaurant, Cocktail Bar, Wine Bar
BUSINESS TRADE NAME	Southport & Irving SIP
BUSINESS ADDRESS	4000 N Southport Avenue Chicago, Illinois
BUSINESS SALE PRICE	Negotiable
REAL ESTATE INCLUDED	No
BUSINESS LICENSES	Incidental Liquor, Retail Food, Package Goods
BUSINESS SIZE	Approximately 3,700 SF
LEASE TYPE	Net
LEASE TERM	Five Years [5]
LEASE OPTIONS	Five Years [5]
MONTHLY RENT	Base Rent: \$7,000 Property Taxes: \$650 Insurance: \$350 Total Monthly Rent: \$8,000 per month [\$26.00 per square foot]
PROPERTY TAXES	Tenant is responsible for one half of the property taxes. An amount equal to \$8,000 annually.
SECURITY DEPOSIT	An amount equal to two months' rent
LEGAL OCCUPANCY	Total interior seating for 90 including the bar and the dining area. There is also additional outdoor seating for 26 along Southport.
AREA / NEIGHBORHOOD	Lakeview
ACTUAL ZONING	B3-3
PARKING	Street Parking
ELECTRICAL SERVICE	200 Amp, Single Phase Service
TYPE OF BASEMENT	Partial basement for storage, refrigeration and office use
FF&E	Please contact agent for detailed asset list.
YEAR ESTABLISHED	2011
SHOWINGS	Agent must accompany all showings during non-business hours only

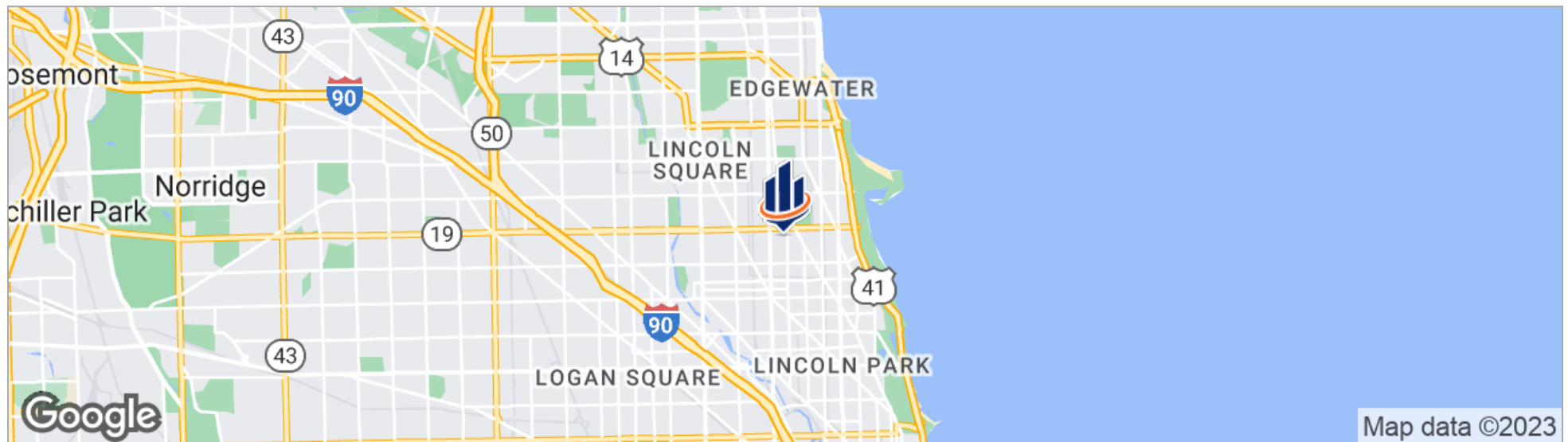
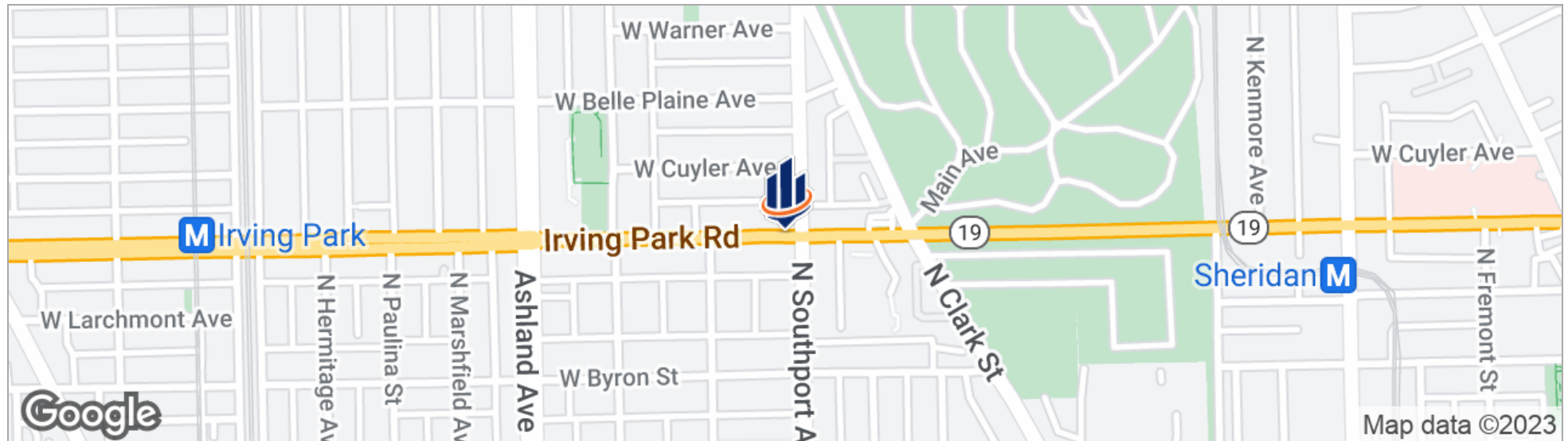
Disclaimer

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness. All references to age and size are approximate.

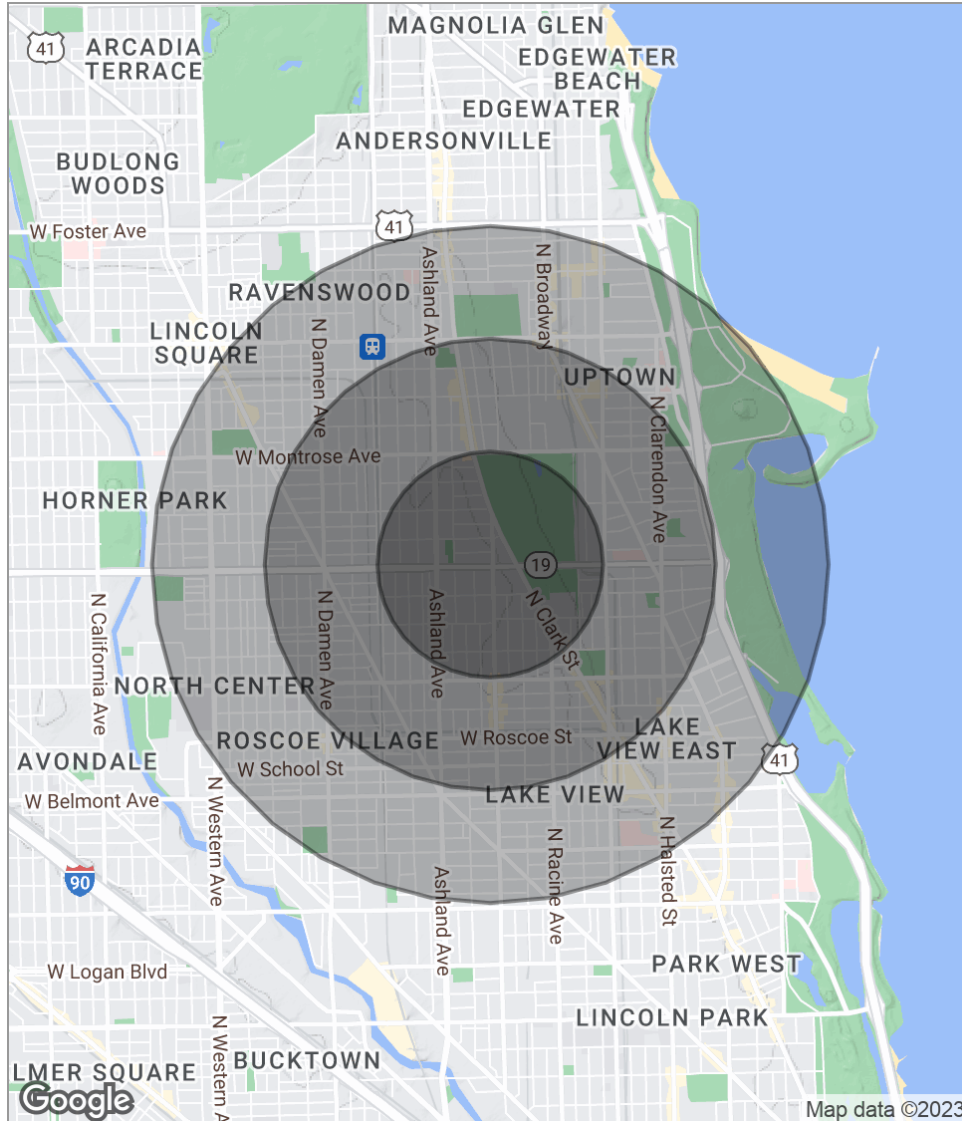
Additional Photos



Location Maps



Demographics Map



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	16,129	77,674	173,831
Median age	31.3	31.5	32.7
Median age (Male)	32.2	32.2	33.2
Median age (Female)	31.0	31.1	32.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	7,465	38,841	86,763
# of persons per HH	2.2	2.0	2.0
Average HH income	\$118,479	\$95,287	\$93,161
Average house value	\$613,762	\$537,385	\$511,285

* Demographic data derived from 2020 ACS - US Census



Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.