



THE BLANCHARD- RESTAURANT FOR SALE

1935 N. LINCOLN PARK WEST
CHICAGO, IL 60614

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Property Details & Highlights

Property Name:	The Blanchard- Restaurant for Sale
Property Address:	1935 N. Lincoln Park West, Chicago, IL 60614
Property Type:	Retail
Gross Leasable Area:	4,233 SF
Zoning:	B3-5
Cross Streets:	Lincoln Park W/Lincoln/Armitage

LOCATION OVERVIEW

Lincoln Park is bordered on the north by Diversey Parkway, the west by the Chicago River, the South by North Ave and by the beautiful lakefront of Lake Michigan to the east. Singled out as one of the great public spaces in America, known for it's world class amenities, historic landmarks and a wide range of activities available by park users, most notably Lincoln Park Zoo. It is the product of the commitment of city leaders and citizens to protect 1,200 acres of some of Chicago's most valuable lakefront real estate for the public's use and benefit.



SALE HIGHLIGHTS

- Newly built out/elegantly beautiful restaurant space for sale in a proven location (all new MEP as well as interior construction)
- Open kitchen as well as open floor plan including a sidebar/lounge and separate area designated for private parties
- Granite countertop finishes providing for a 1st class opportunity and easy re-concept
- Occupancy of 191 inside and 30 on the sidewalk patio
- Long term lease in place with favorable lease terms

Property Summary



OFFERING SUMMARY

Sale Price: \$174,500

Building Size: 4,233 SF

PROPERTY OVERVIEW

Gorgeous/newly built out (including MEP) restaurant for sale which was voted on of the top new restaurants of 2015. Long term lease in place with favorable lease terms. Open/huge kitchen, large dining area with an occupancy of 191 people inside, 30 outside on the sidewalk patio and includes a side bar/lounge and separate area designated for private parties. Elegantly beautiful, granite countertop finishes, high ceilings and an open floor plan allowing for any 1st class re-concept. Rare opportunity to purchase a brand new built out restaurant space in a proven location.

PROPERTY HIGHLIGHTS

Zoning: B3-5

Market: Chicago

Submarket: Lincoln Park

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1935 N. Lincoln Park W., Chicago, IL 60614

Confidential listing. Please do not disturb employees or management.

BUSINESS TYPE	Restaurant
BUSINESS TRADE NAME	The Blanchard
BUSINESS ADDRESS	1935 N. Lincoln Park W., Chicago, IL 60614
BUSINESS SALE PRICE	\$174,500
REAL ESTATE INCLUDED?	No
STOCK OR ASSET SALE?	Stock Purchase and/or Asset Sale
BUSINESS LICESNSE(S)	Incidental Liquor, Retail Food, Sidewalk Patio
BUSINESS SIZE	4,233 SF
LEASE TYPE	Net
LEASE TERM	10 year Term Dated 6/2014
LEASE OPTIONS	Two 5 year options to renew
BASE RENT	\$13,285.31/mt
LEASE ESCALATIONS	2.5%
PROPERTY TAXES	2016-\$1,642.60 total for the year
SECURITY DEPOSIT	\$19,260
LEGAL OCCUPANCY	110 inside and 30 on sidewalk patio
AREA / NEIGHBORHOOD	Lincoln Park
ACUTAL ZONING	B3-5

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.

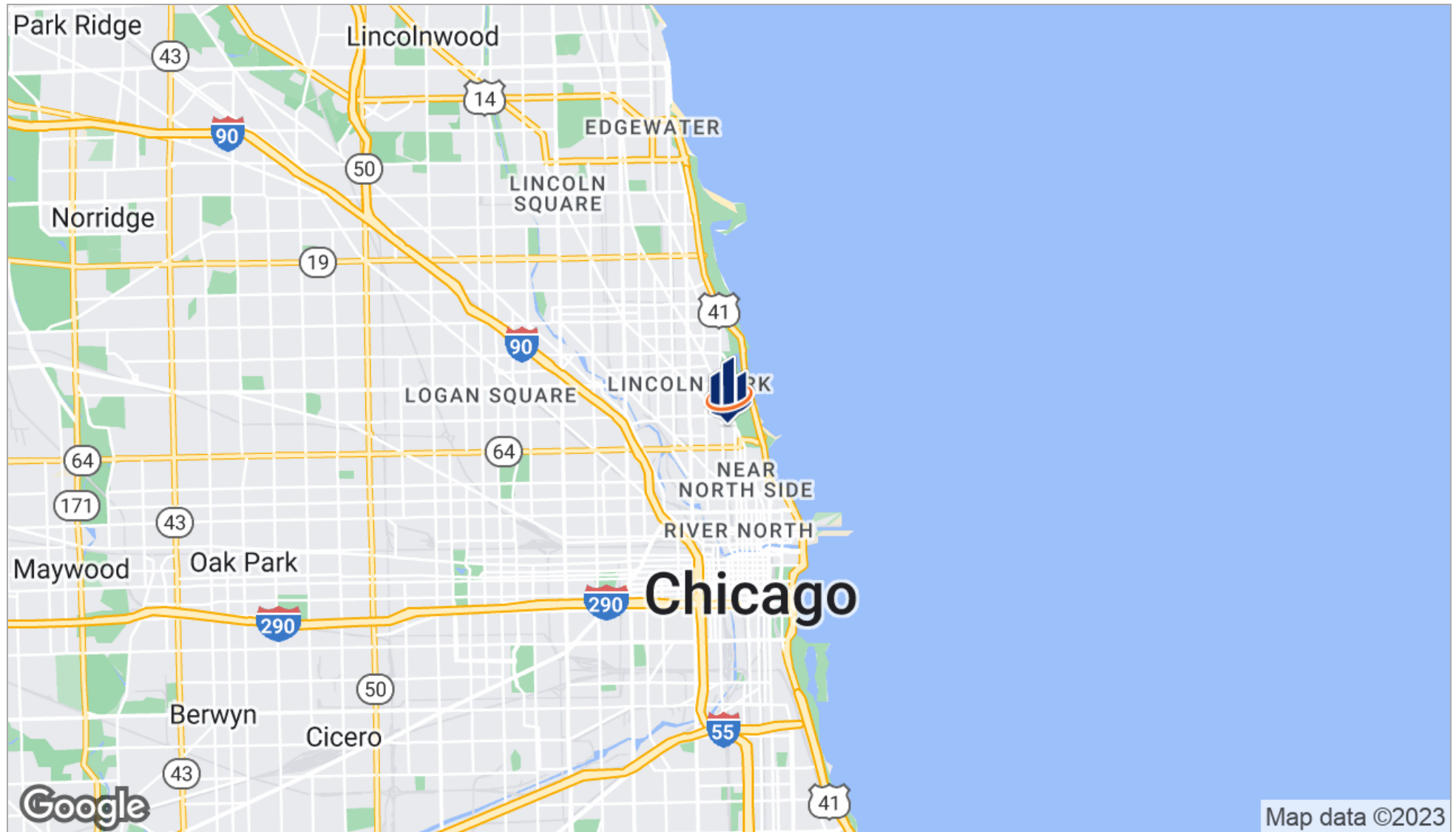


PARKING	Street
ELECTRICAL SERVICE	See agent
TYPE OF BASEMENT	Potential Room for Dry Storage
FF&E INCLUDED?	Yes
CONFIDENTIALITY	Not Confidential

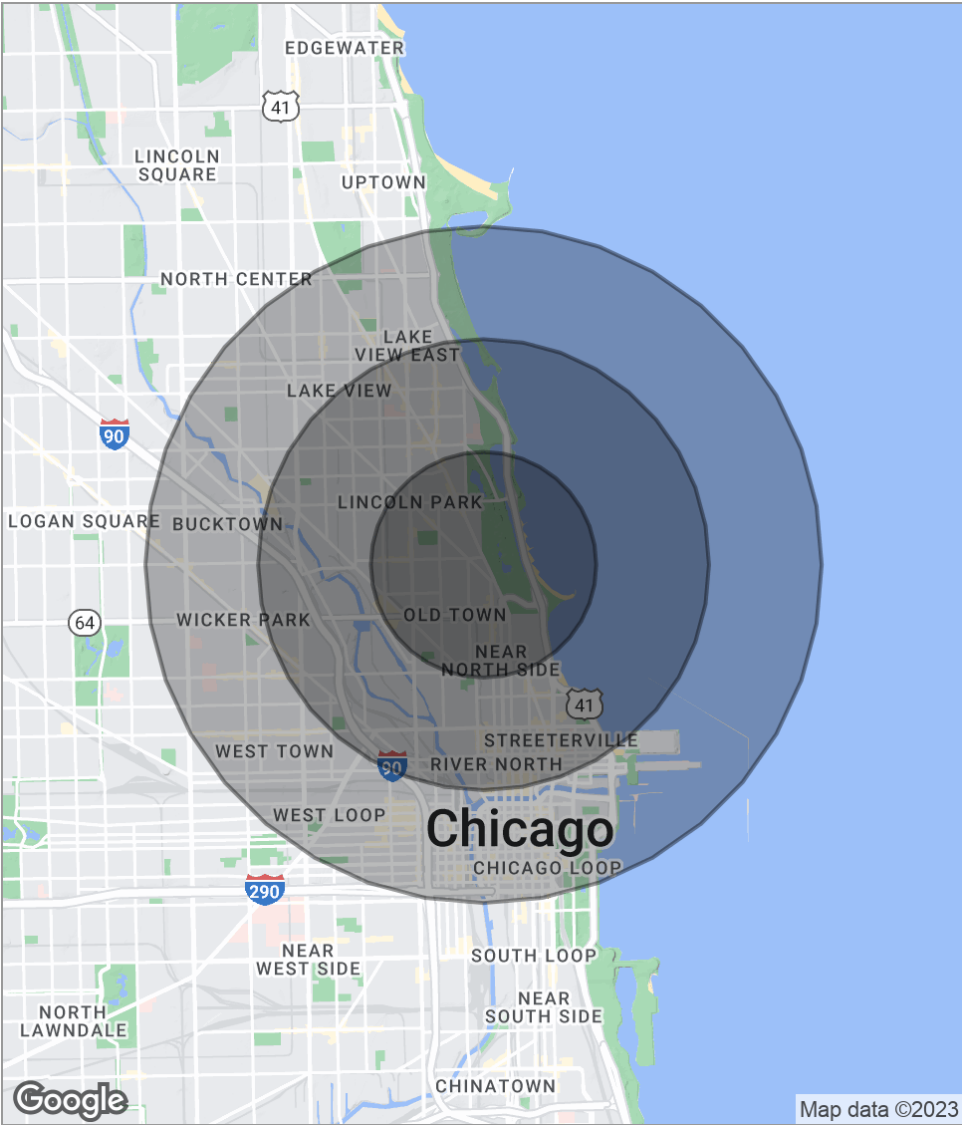
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	58,129	195,630	361,785
Median age	35.9	34.7	33.5
Median age (Male)	36.4	35.3	34.0
Median age (Female)	35.6	34.1	33.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	33,838	112,186	199,551
# of persons per HH	1.7	1.7	1.8
Average HH income	\$131,241	\$124,964	\$119,249
Average house value	\$576,121	\$565,114	\$550,960

* Demographic data derived from 2020 ACS - US Census