

MOD

FOR LEASE

Lakeview High- Visibility 2nd Generation Restaurant

CHICAGO, IL 60657

PRESENTED BY:

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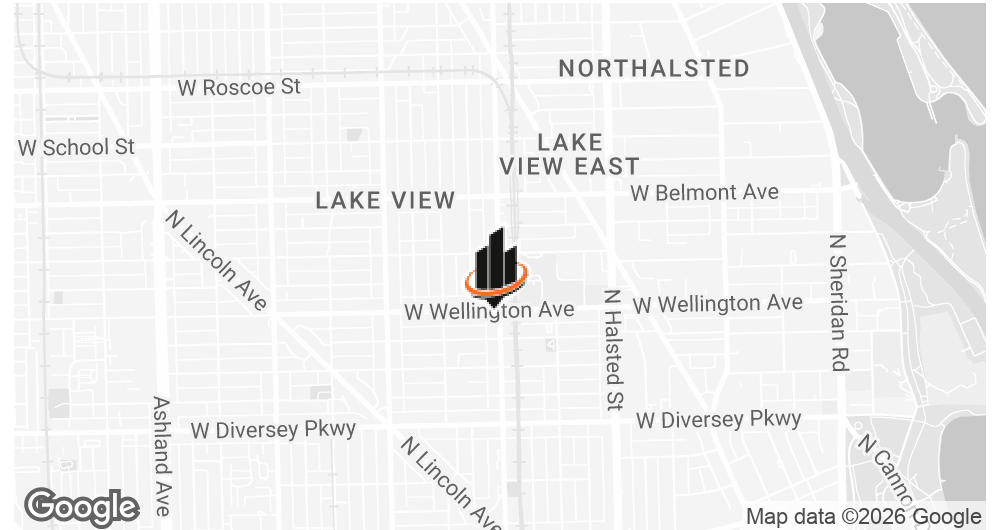
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OFFERING SUMMARY



**LEASE
RATE**

**\$17,500 PER
MONTH**

OFFERING SUMMARY

FFE:	A Complete Inventory Available = See Broker
AVAILABLE SF:	2,938 - 2,948 SF
BASEMENT:	Yes
WARD/ALDER:	44th/Lawson
ZONING:	B3-2

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present an exceptional second-generation restaurant opportunity located at the highly visible corner of Sheffield and Wellington. This prominent corner location features a fully equipped restaurant space including basement storage, a manager's office, additional refrigeration, a 16' hood, 400+amp 3-phase electrical service, a walk-in cooler, a variety of reach-in coolers, prep tables, fryers, flat-top grills, a dishwashing hood, bar sinks and refrigeration, and dining room furniture. 100-person seating based on current configuration. The space is fully ADA-compliant and includes two accessible restrooms. The existing layout and infrastructure make the restaurant easily adaptable for a wide range of concepts, including QSR, fast-casual, and full-service dining.

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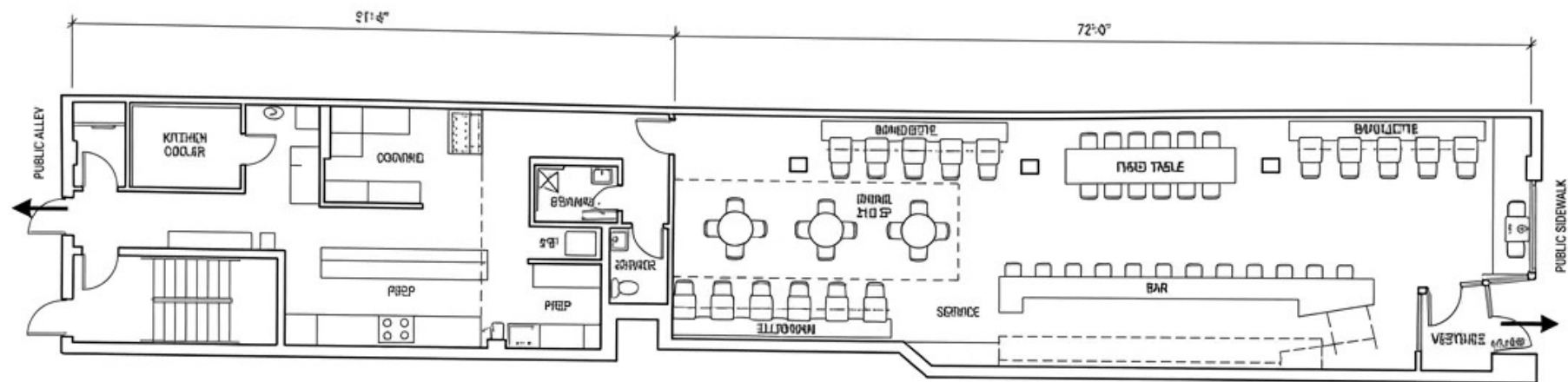
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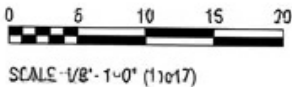
FLOOR PLAN



OCCUPANCY COUNT	
BAR SEATING:	23
BANQUETTE SEATING:	34
TABLES & CHAIRS:	25
TABLES & CHAIRS:	
TOTAL COUNT:	100

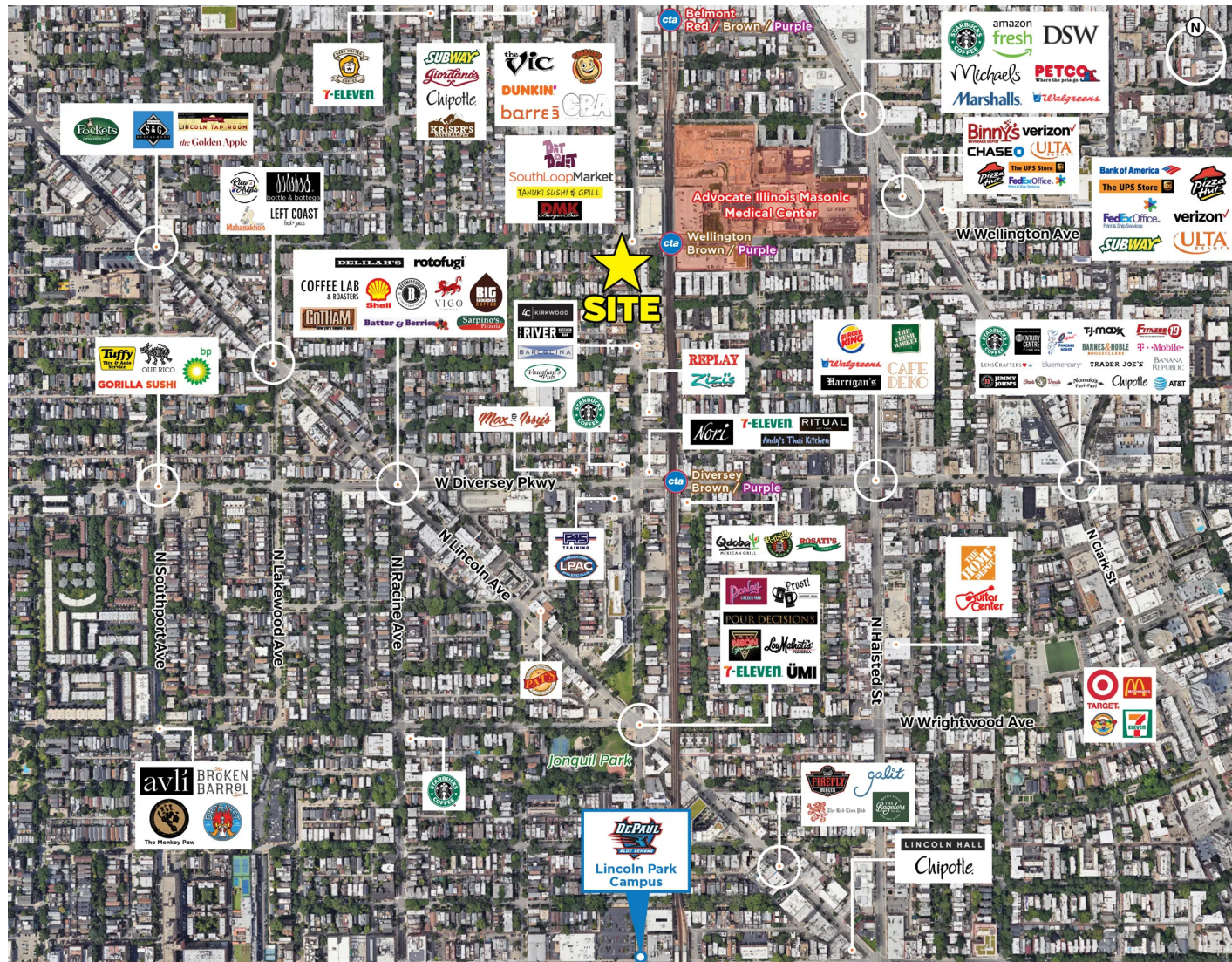
FIRST FLOOR PLAN

DMK Burger Bar
2954 N Sheffield Avenue
Chicago, IL



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RETAILER MAP



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*A.I. Rendered Photo for Marketing Purposes

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KITCHEN LINE



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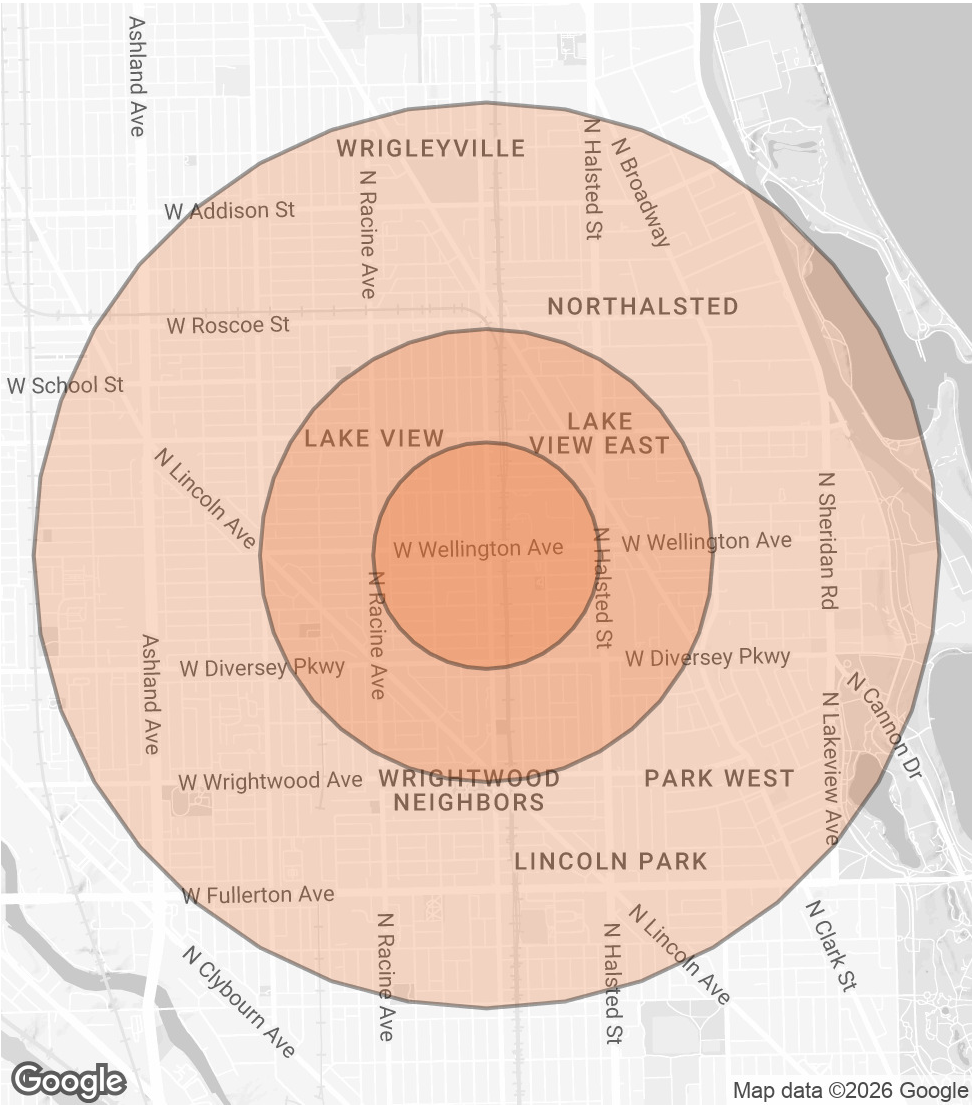
DEMOGRAPHICS MAP & REPORT

POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	5,729	23,924	101,226
AVERAGE AGE	30.0	29.6	31.7
AVERAGE AGE (MALE)	30.2	30.6	32.4
AVERAGE AGE (FEMALE)	30.6	29.3	31.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	2,927	12,029	54,546
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$192,887	\$204,936	\$179,391
AVERAGE HOUSE VALUE	\$692,161	\$729,443	\$688,267



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