

Premier Gold Coast Restaurant Space for Lease

1131 N. State St. Chicago, IL



KG KUDAN GROUP

566 W. Lake St. Suite 225 Chicago, IL 60661 www.kudangroup.com

CONTACT:

Jarrett Fradin
312.575.0480 ext. 15
jarrett@kudangroup.com

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Property Description

Beautiful restaurant space available for straight lease in Chicago's Gold Coast. Great exposure in high density location with strong demographics, pedestrian and vehicular traffic counts. Existing operator retiring after 20+ years at the same location. Availability is September 1, 2018.

Size (Approx.)

3,915 SF 1st Floor Restaurant Space + LL Full Basement

Rental Rate

\$100 PSF (Modified Gross)

Lease Term

TBD

Taxes & Building Insurance

Tenant responsible for 30% of increases over 2017 taxes paid in 2018 and building insurance premiums paid for 2018

CAM

No CAM responsibility

Yearly Adjustment

3%

Security Deposit

TBD

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Walk Score

100

Walker's
Paradise

Transit Score

91

World Class Public
Transportation

Red Line	.2 mi
Purple Line	.6 mi
Brown Line	.6 mi
Orange Line	1.2 mi

Demographics

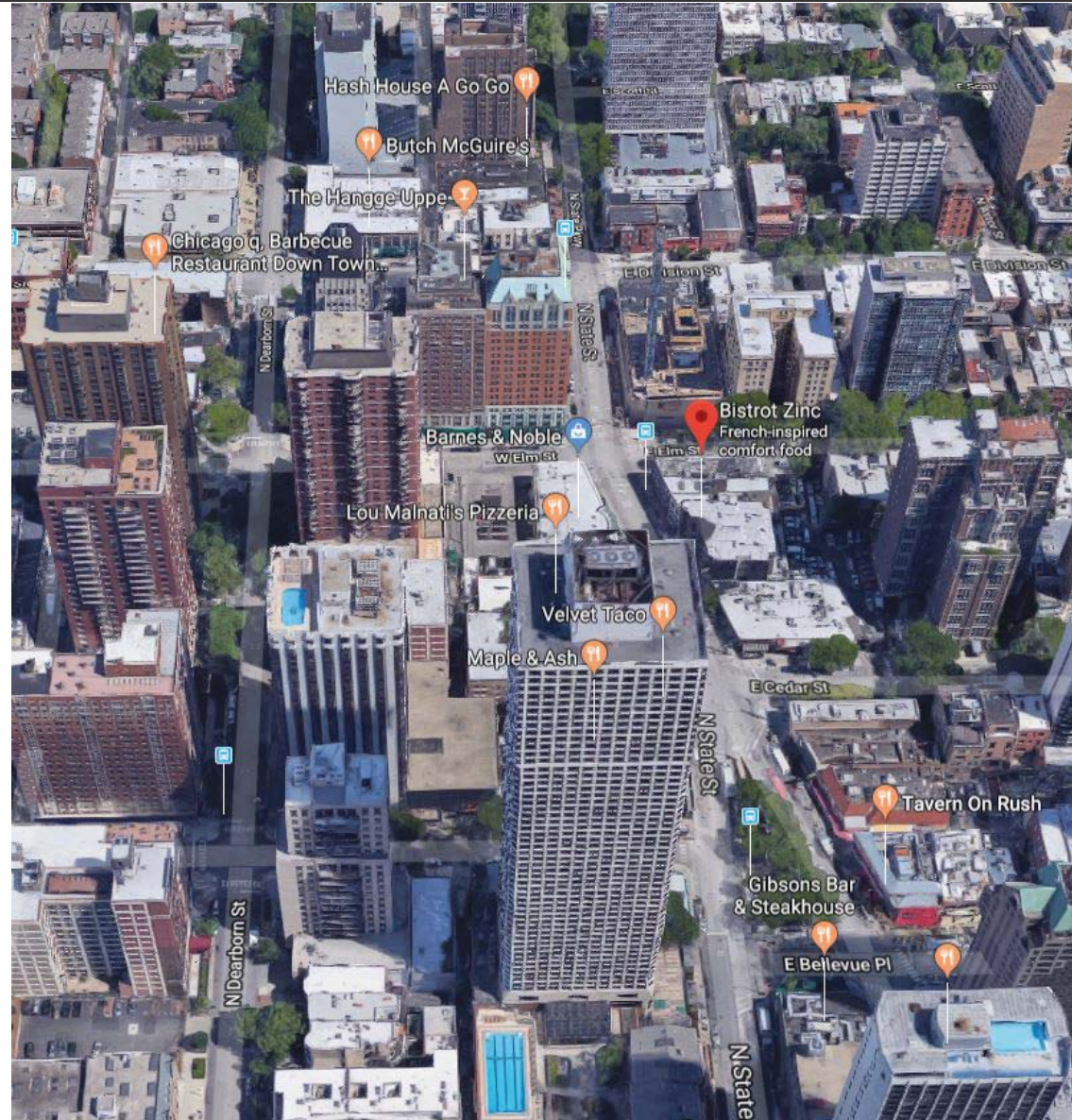
Year 2013 - Within 1 Mile

Total Population
91,731

Median Household Income
\$75,812

Per Capita Income
\$63,064

Average Household Income
\$99,293



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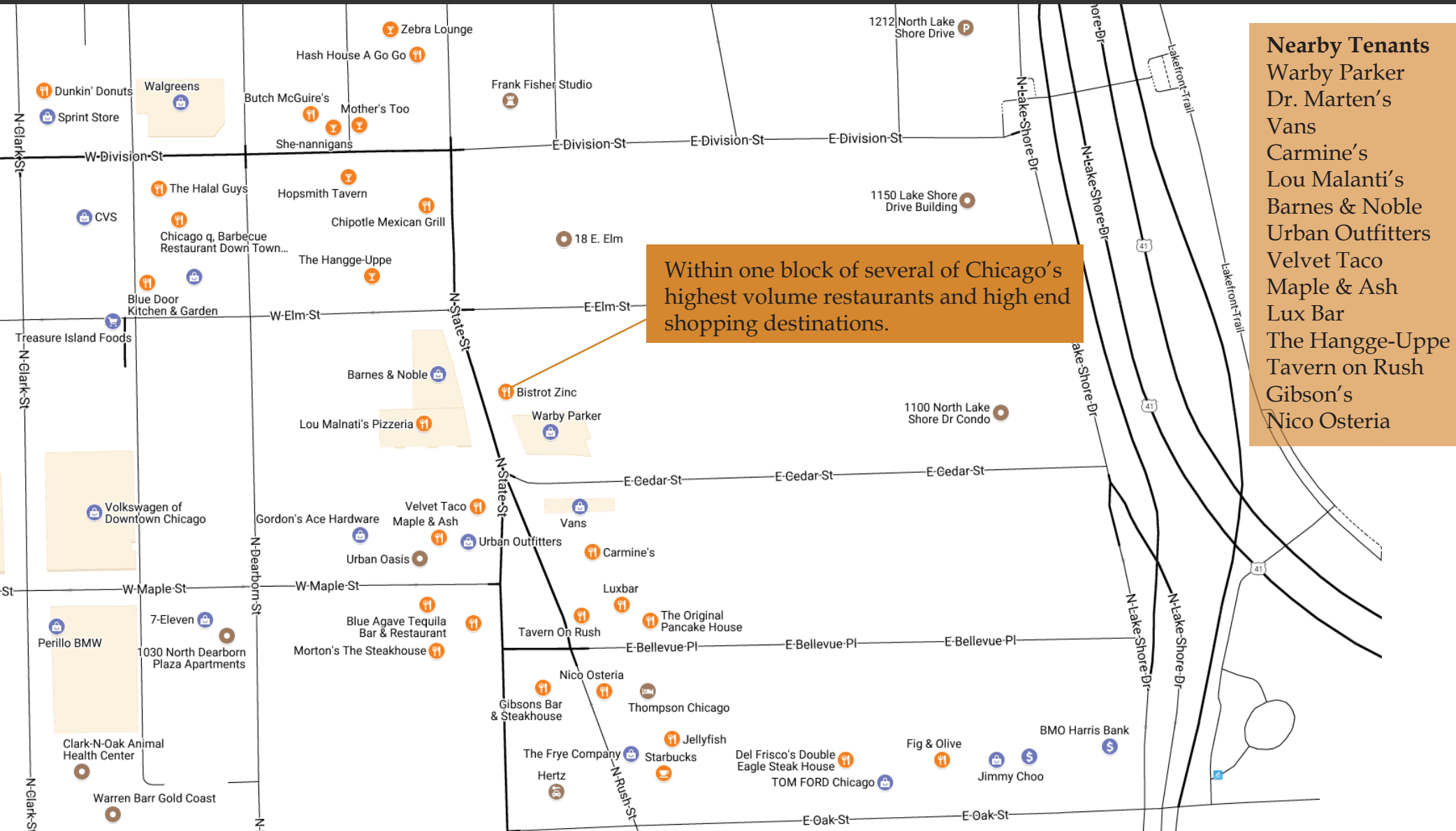
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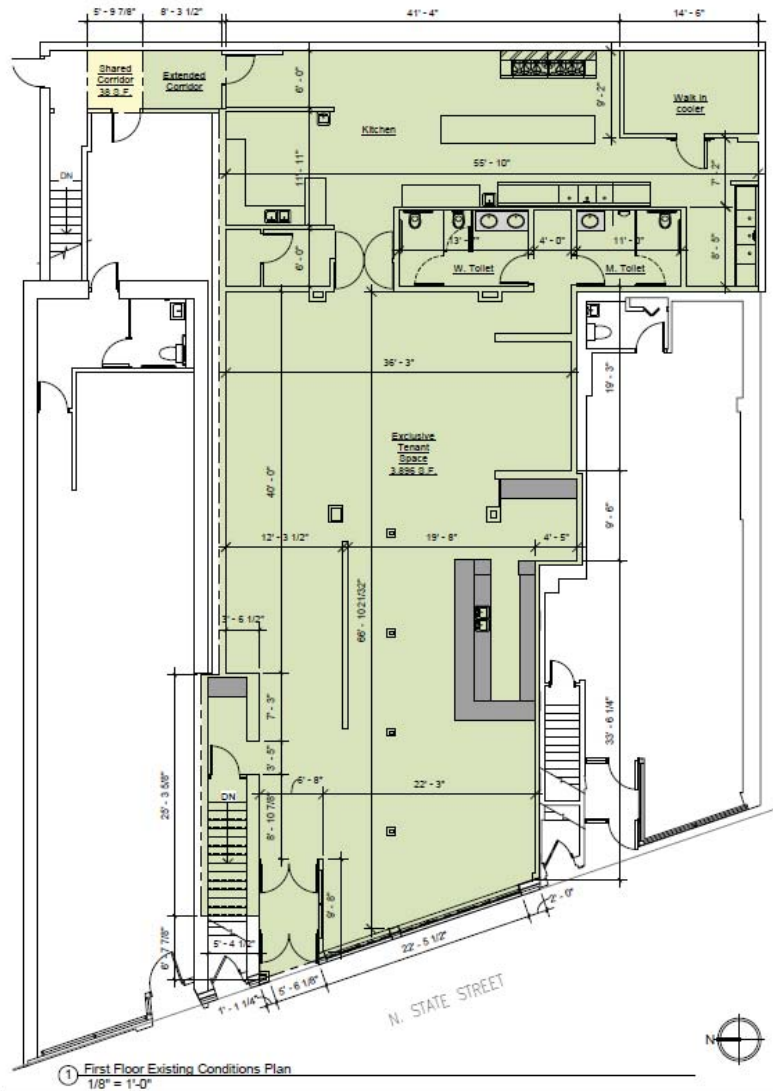
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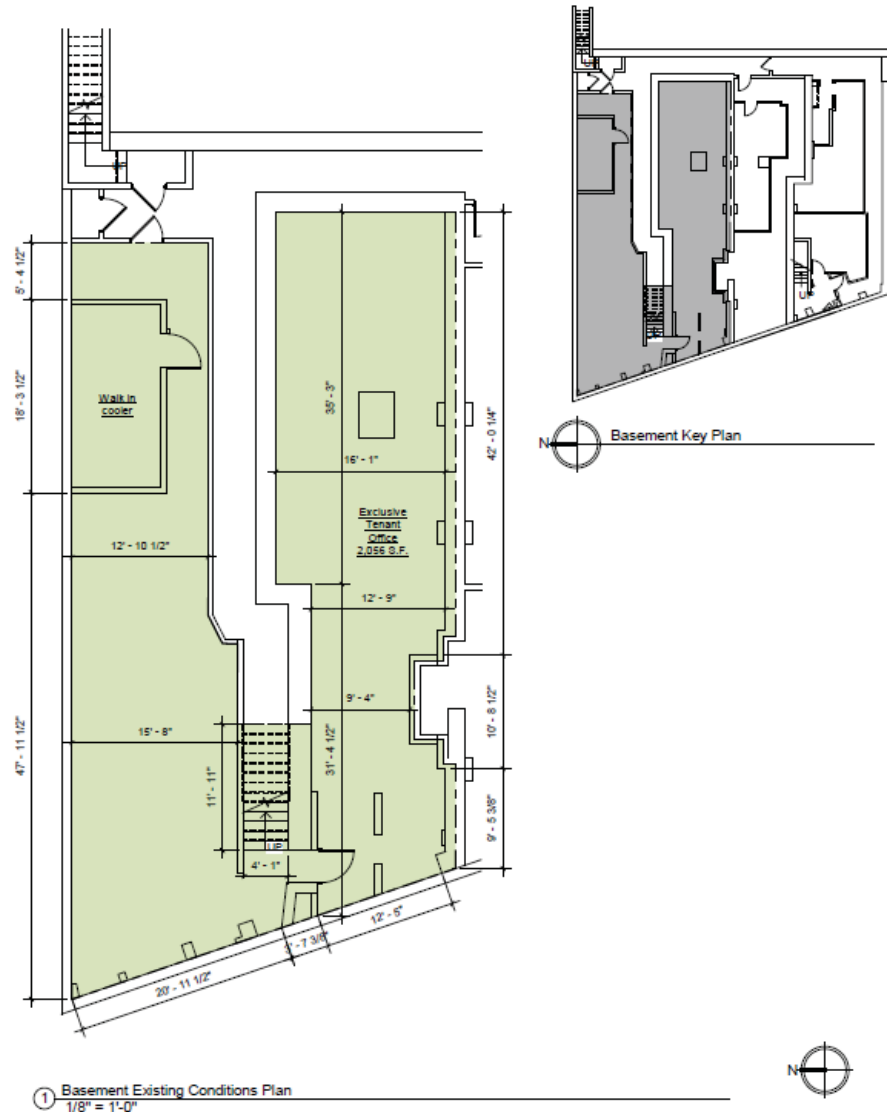
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First Floor



Basement



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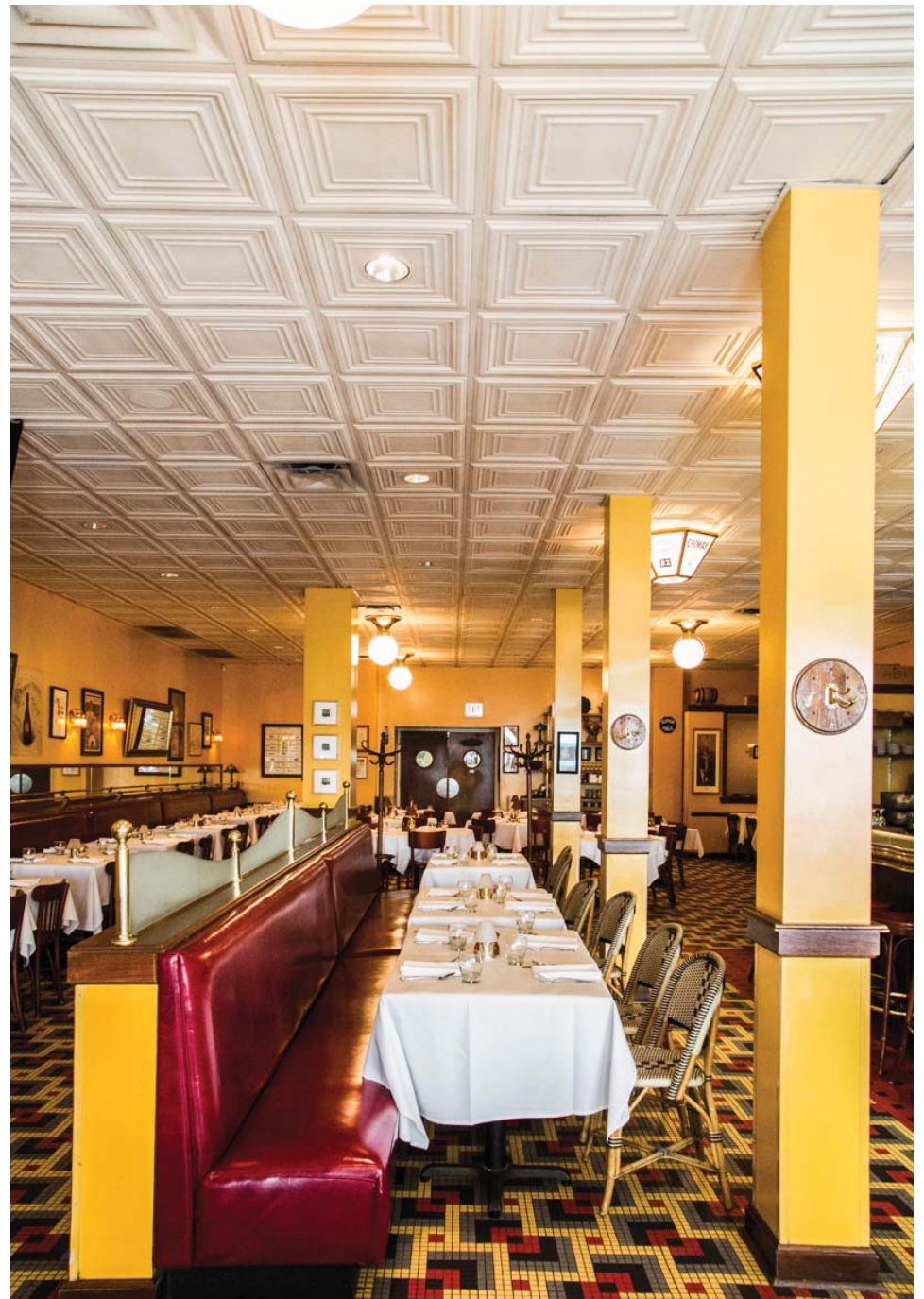


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