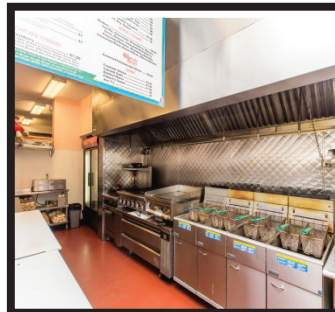
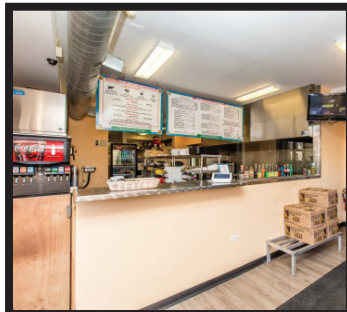
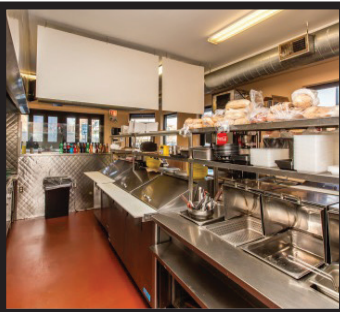
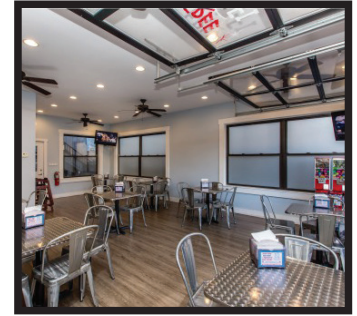


BIG BOB & FRITZY'S

723 W. ARMITAGE
CHICAGO, IL 60614

BUSINESS ONLY

JAMESON.



- » Corner storefront with 80+ feet of wrap-around street frontage
- » Lincoln Park High School directly across the street
- » Gross lease with options
- » Current rent \$4,000 per month (\$29.39 PSF)
- » 1,633 internal business SF
- » Fully equipped, turn-key operation
- » Immaculate kitchen with new FF&E
- » High grossing revenue stream

- » Black iron exhaust with fire suppression system
- » Two overhead garage door windows opening onto the side street
- » Zoning: B1-3
- » Parking lot across the street is available from 4:00 PM
- » Proof of funds mandatory prior to scheduling a showing
- » Co-Op Commission: 3 %

Do Not Disturb Employees

SALE PRICE:
\$149,000

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LEASE ABSTRACT

723 W ARMITAGE AVE
CHICAGO, IL 60614

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Big Bob and Fritzzy's – 723 W Armitage Lease Abstract

USE – Fast food restaurant

Lease Type – Gross

Gross Leasable Area – 1,633 SF

Term – 4 years with (2) 5-year options

Commencement Date – April 1, 2017

Expiration Date of Initial Term – January 31, 2021

Expiration Dates of Option Terms – January 31, 2026 for first option and January 31, 2031 for second option

Current Monthly Base Rent – \$4,000 (\$29.39 PSF)

Monthly Base Rent of Remaining Initial Term

- Year 3 - \$4,250 (\$31.23 PSF)
- Year 4 - \$4,250 (\$31.23 PSF)
- Option Years – 3% Annual Escalations

CAM – N/A

RE Taxes – N/A

Water & Sewer – N/A

Utilities – Tenant responsible for gas and electric of leased premises

Scavenger – Tenant responsible for trash removal of leased premises

Security Deposit – \$4,000

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FF&E LIST

723 W ARMITAGE AVE
CHICAGO, IL 60614

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Big Bob and Fritzzy's

723 W Armitage, Chicago, IL 60610

FF&E List

1 – 13' x 8' Walk-In Cooler
1 – 5' x 8' Walk-In Freezer
1 – Double Door Coke Cooler
2 – Single Door Coke Cooler
1 – 88" 3-Compartment Sink
1 – 54" 1-Compartment Sink
8 – 36" Metal Dining Room Tables
32 – Metal Dining Room Chairs
1 – 57" 4-Well Steam Table
1 – 60" Mega Top Cold Table
1 – 60" Cold Table
1 – 48" Mega Top Cold Table
4 – Deep Fryers
1 – 24" Range and 4-Burner Combo
1 – 36" Gas Grill
1 – 24" Chrome Flat Top
1 – 60" Low Boy Cooler
1 – 28" Cold Table
1 – 28" Ice Cream Freezer
1 – Robot Coupe
1 – Blentec Blender
1 – 60" Propane Grill
2 – Portable Propane Deep Fryers
3 – 60" Stainless Steel Tables
9 – 60" Metro Shelving
1 – Popcorn Machine with Cart
6 – Black Metal Bar Stools

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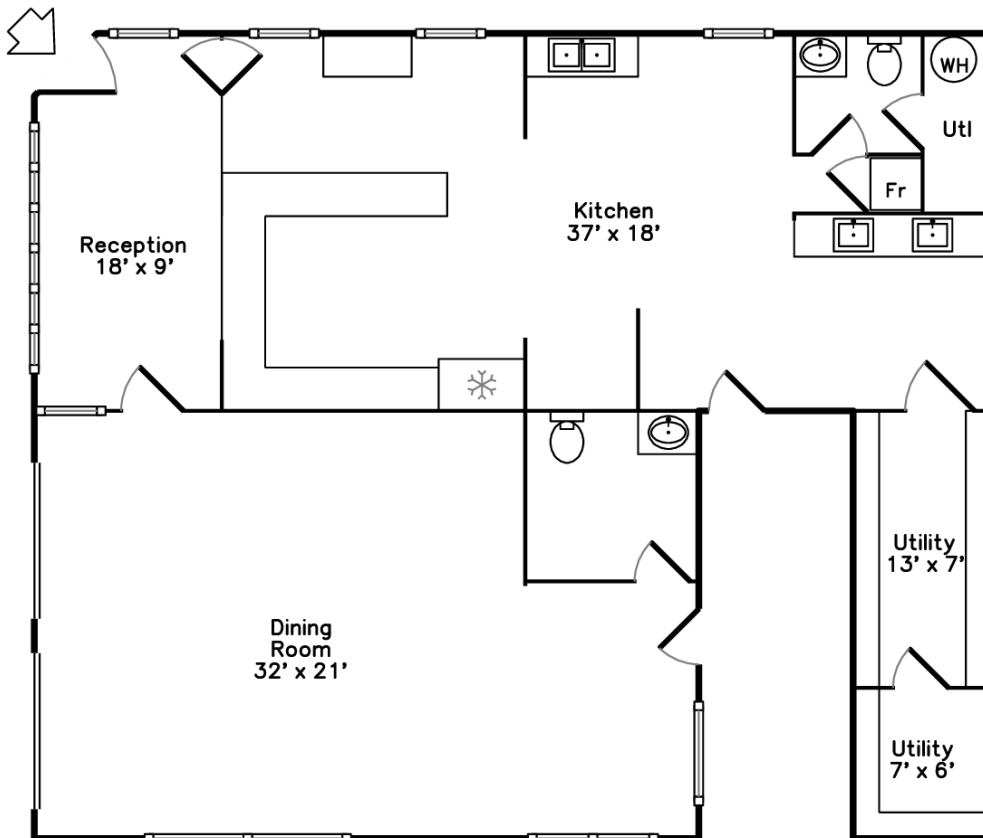
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FLOOR PLAN

723 W ARMITAGE AVE
CHICAGO, IL 60614

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723 West Armitage Ave
Chicago, IL 60614

PicturePlan(tm) by Vis-Home(C) 2016

Measurements may not be 100% accurate.
Floor plans are provided for convenience only.
Room sizes are not used to calculate area.

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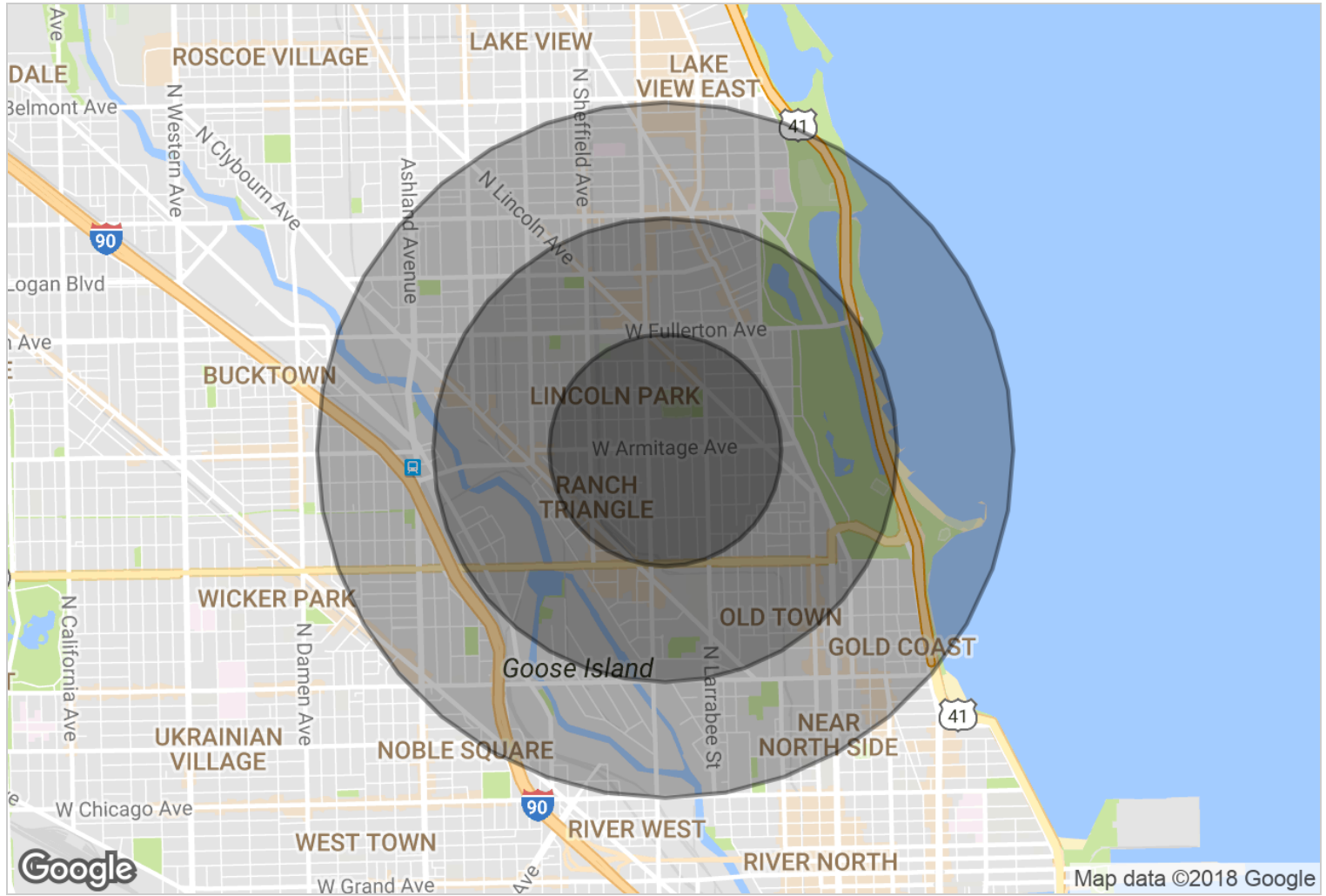
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DEMOGRAPHICS MAP

723 W ARMITAGE AVE
CHICAGO, IL 60614

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2010 STATISTICS	0.5 Miles	1 Mile	1.5 Miles
Total Population	16,912	62,384	135,325
Total Number of Households	7,799	30,025	71,498
Average Household Income	\$182,375	\$137,168	\$123,100
Median Age	31.7	30.0	32.1

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DEMOGRAPHICS REPORT

723 W ARMITAGE AVE
CHICAGO, IL 60614

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DEMOGRAPHICS	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	16,912	62,384	135,325
MEDIAN AGE	31.7	30.0	32.1
MEDIAN AGE (MALE)	32.6	30.5	32.7
MEDIAN AGE (FEMALE)	30.6	29.6	31.8

TOTAL HOUSEHOLDS	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	7,799	30,025	71,498
# OF PERSONS PER HH	2.2	2.1	1.9
AVERAGE HH INCOME	\$182,375	\$137,168	\$123,100
AVERAGE HOUSE VALUE	\$731,330	\$701,120	\$601,127

POPULATION	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION - White	14,915	49,541	109,088
TOTAL POPULATION - Black	866	6,682	13,306
TOTAL POPULATION - Hispanic	623	3,237	8,373
TOTAL POPULATION - Asian	800	3,825	8,364
TOTAL POPULATION - Hawaiian	0	30	41
TOTAL POPULATION - Indian	26	178	305
TOTAL POPULATION - Other	129	1,063	2,272

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