

# 1039 W. Bryn Mawr Avenue

CHICAGO, IL 60660

## For Lease

SECOND GENERATION RESTAURANT



- ▶ 3,923 SF former restaurant space with existing kitchen available for lease
- ▶ Located at the SWC of Bryn Mawr & Kenmore
- ▶ Outdoor seating available
- ▶ Just a 2-minute walk from the CTA Bryn Mawr Red Line 'L' Station
- ▶ Area retailers include Starbucks, 7-Eleven, UPS Store, Lenscrafters, and many more

### DEMOGRAPHIC SUMMARY

	.25 Mi	.50 Mi	1 Mi
Estimated Population	10,739	22,762	69,307
Adj. Daytime Demographics	8,663	18,858	58,192
Estimated Households	6,603	13,369	36,920
Estimated Average Household Income	\$71,933	\$77,233	\$86,548

#### ALLEN JOFFE

allen@baumrealty.com  
312.275.3120

#### MARK FREDERICKS

mark@baumrealty.com  
312.275.3109



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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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**INTERIOR PHOTOS**



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