

SECOND GENERATION RESTAURANT SPACE FOR LEASE

# 1062 W. Chicago Avenue

CHICAGO, IL 60642



Sarah Aiyash  
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## AVAILABLE SPACE

**±2,338 SF**

## PROPERTY HIGHLIGHTS

- + Rare opportunity to lease 2nd generation restaurant space in Chicago's booming West Town neighborhood
- + No key money and equipment can be included
- + 14-foot hood with large walk-in cooler
- + 8 parking spaces for employees and third-party delivery
- + Prime location at the Chicago / Ogden / Milwaukee intersection
- + Immediately adjacent to the Chicago CTA Blue Line 'L' station with ±786K annual riders and steps from CTA bus routes #66 and #56
- + Great exposure and visibility to Chicago Avenue (18,700 VPD)
- + Area retail includes Big Shoulders Coffee, CVS, Gangnam Market, Jersey Mike's, Dos Bros, Dunkin' and many more

**Asking Rent:** \$40 NNN

**Passthroughs:** \$8 PSF



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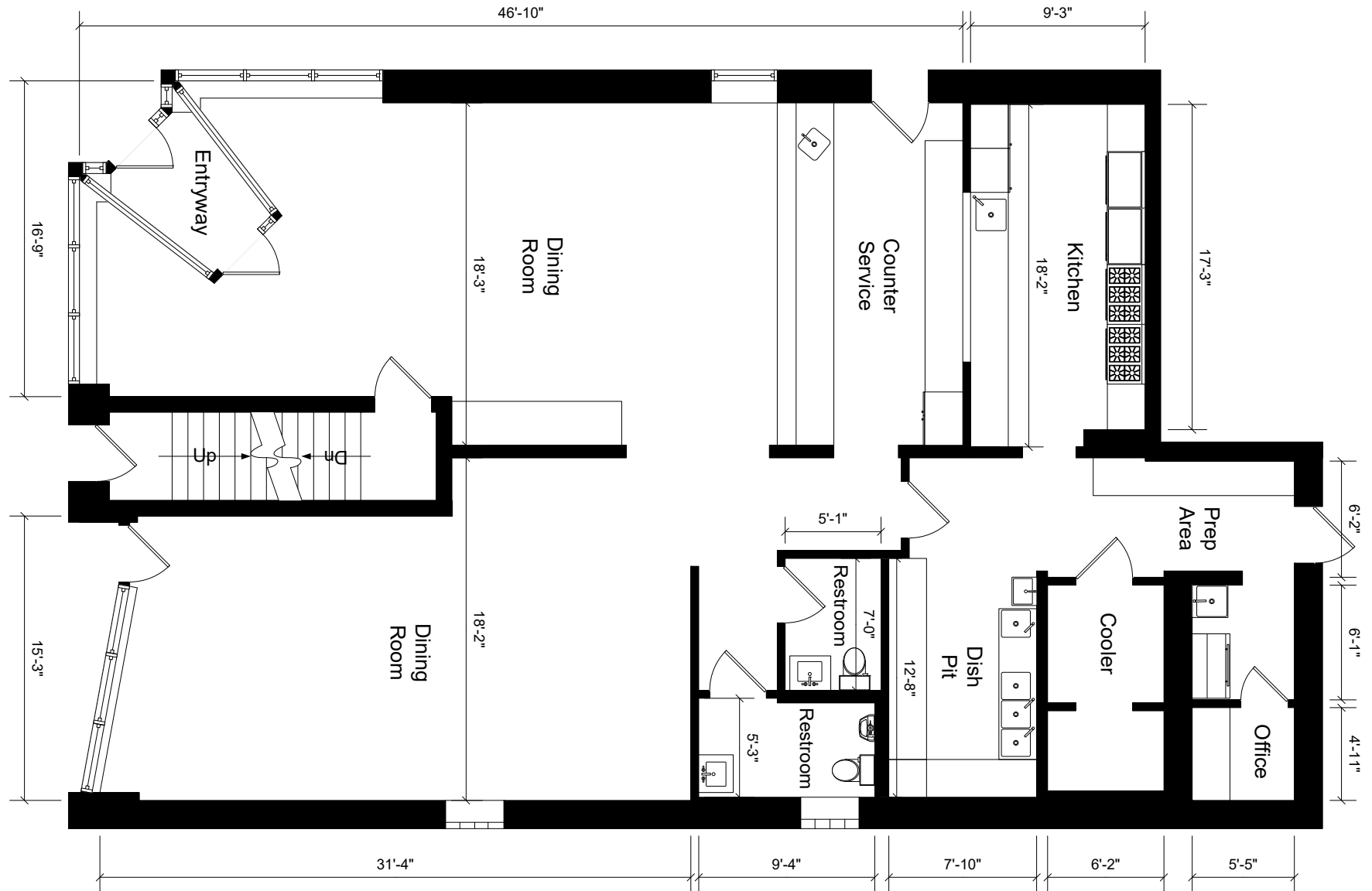
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**Floor Plan - Approx. 2,338 SF**



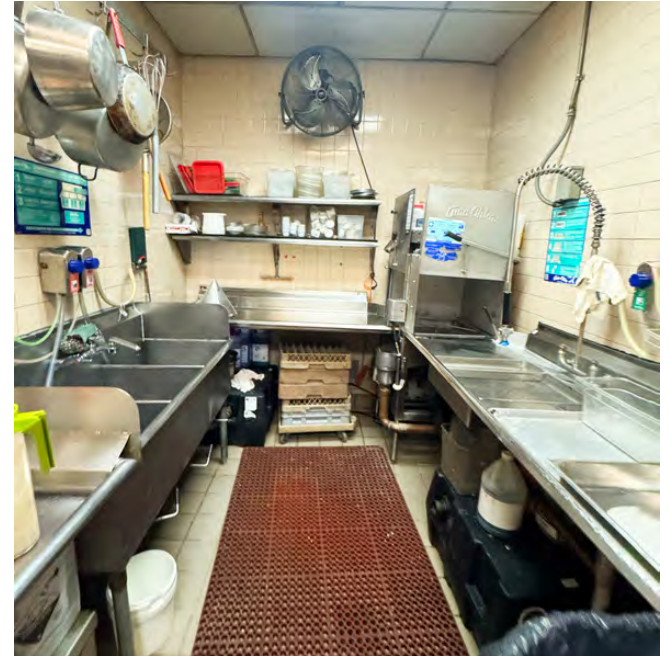
W CHICAGO AVE



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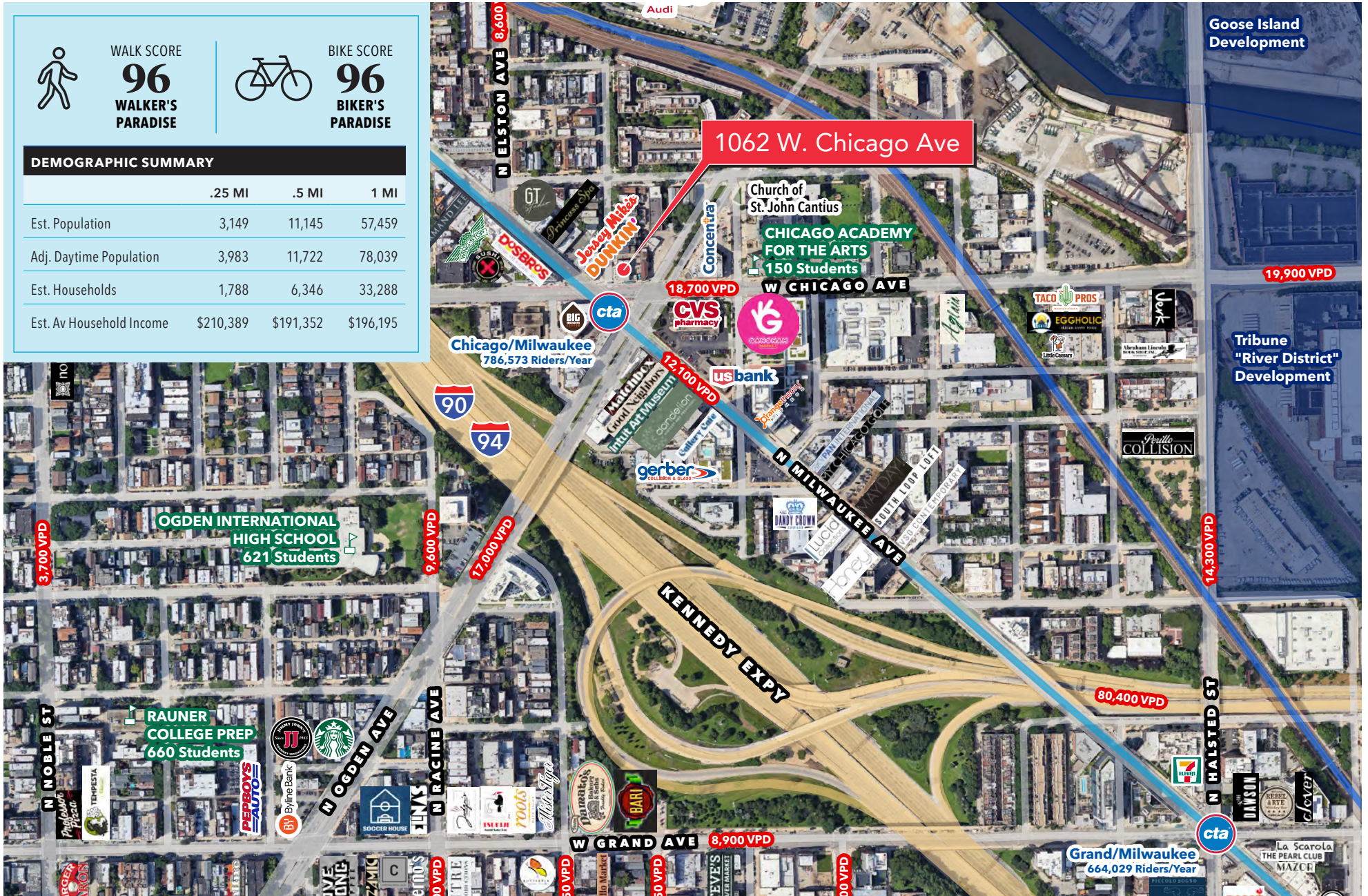
WALK SCORE  
**96**  
WALKER'S PARADISE



BIKE SCORE  
**96**  
BIKER'S PARADISE

DEMOGRAPHIC SUMMARY

	.25 MI	.5 MI	1 MI
Est. Population	3,149	11,145	57,459
Adj. Daytime Population	3,983	11,722	78,039
Est. Households	1,788	6,346	33,288
Est. Av Household Income	\$210,389	\$191,352	\$196,195



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FOR MORE INFORMATION CONTACT

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