

SECOND GENERATION RESTAURANT SPACE FOR LEASE

2601 W. Diversey Avenue

CHICAGO, IL 60642



BROKER OWNED PROPERTY

Kerwin Alvero
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Sarah Aiyash
630.229.4693
sarah@baumrealty.com





AVAILABLE SPACE

±6,462 SF

PROPERTY HIGHLIGHTS

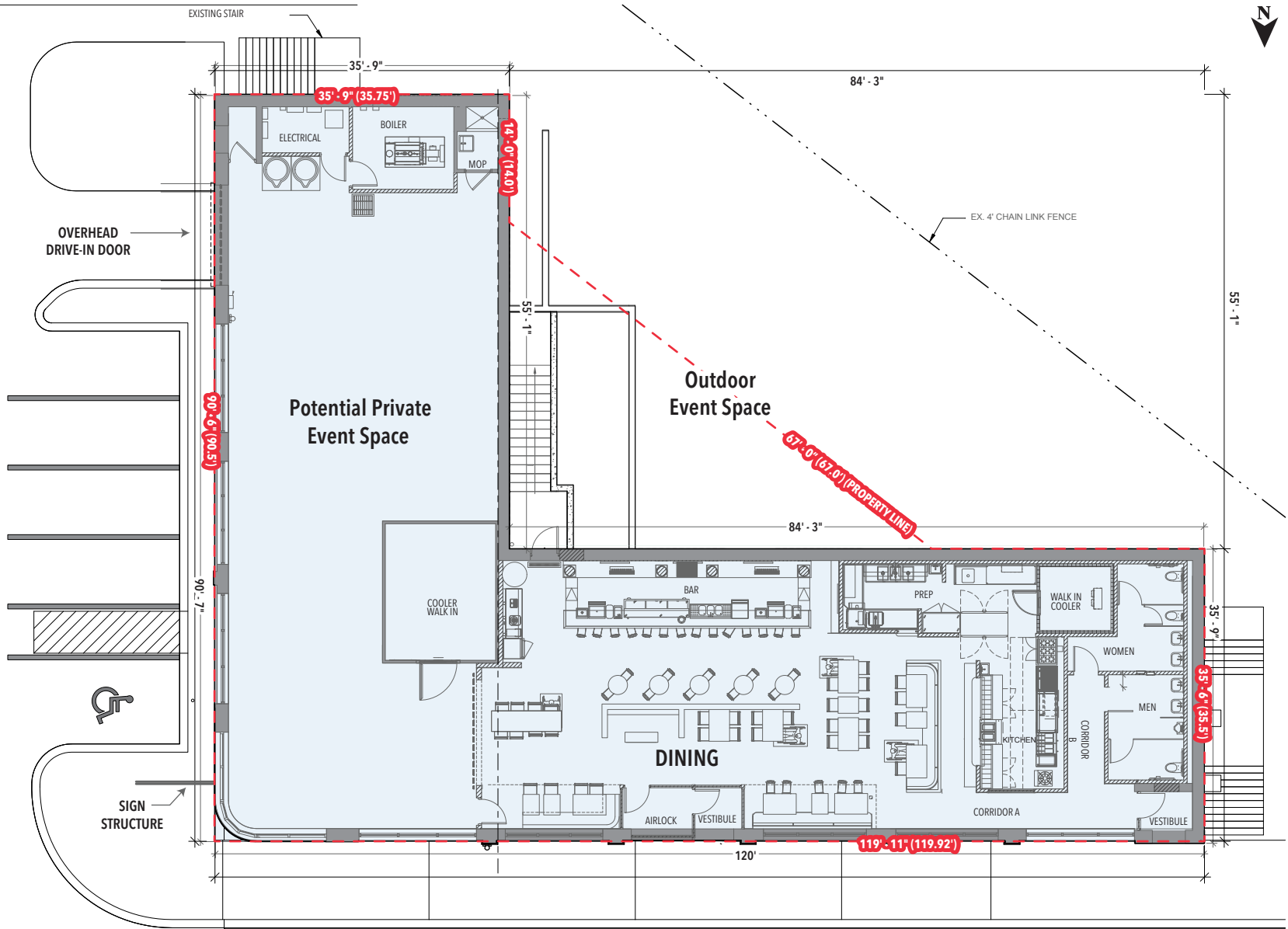
- + Second-generation restaurant space available for lease
- + Private outdoor event patio
- + Parking available
- + Located adjacent to the Kennedy Expressway with signage potential visible to 212,200 VPD
- + Turnkey opportunity with kitchen equipment, walk-in coolers, ADA-compliant bathrooms, and bar in-place
- + 118 feet of frontage along W. Diversey Avenue
- + Abundant natural light from large windows
- + Directly adjacent to Green Exchange with over 1,100 employees in the building
- + CTA Diversey (76) bus stop located directly in front of the building and approximately one mile to the CTA Blue Line Logan Square station

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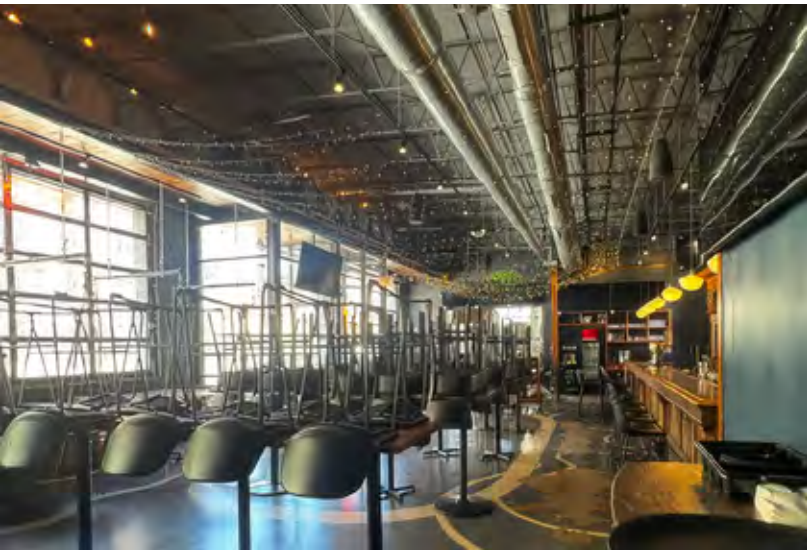


Site Plan



W DIVERSEY AVE

Dining Room / Bar Photos



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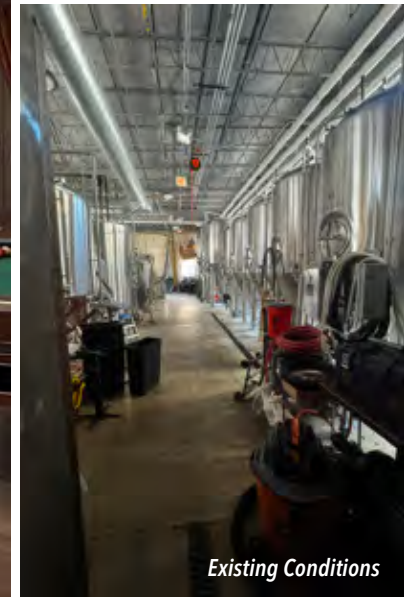


Event Space Conceptual Rendering

Existing brewery area has potential to be converted into expanded seating or private event space.



Existing Conditions




Existing Conditions


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DEMOGRAPHIC HIGHLIGHTS
(WITHIN 1 MILE)



POPULATION
52,272


HOUSEHOLDS
25,046


AVG. HOUSEHOLD INCOME
\$162,771


DAYTIME POPULATION
41,250


MEDIAN AGE
34.2


Over 1,100 employees in
the building

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FOR MORE INFORMATION CONTACT

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