

# West Town - Chicago Corner Restaurant Space with Open Floor Plan for Lease

1378 W. Grand Ave. Chicago, IL 60642



## West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

**1378 W. Grand Ave. Chicago, IL 60642**

Size	2,280 SF (Approximate)
Zoning	B3-2
Rental Rate	Negotiable
Lease Term	TBD



For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Scott Reinish

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	22,252	220,663	505,283
2013 Female Population	20,354	229,380	513,329
2013 Total Population	42,606	450,043	1,018,612
2013 Total Households	20,524	214,618	428,141

## Income

2013 Median Household Income	\$77,967	\$65,531	\$55,464
2013 Per Capita Income	\$47,850	\$43,140	\$33,052
2013 Average Household Income	\$96,038	\$87,024	\$76,071

## Nearby Businesses

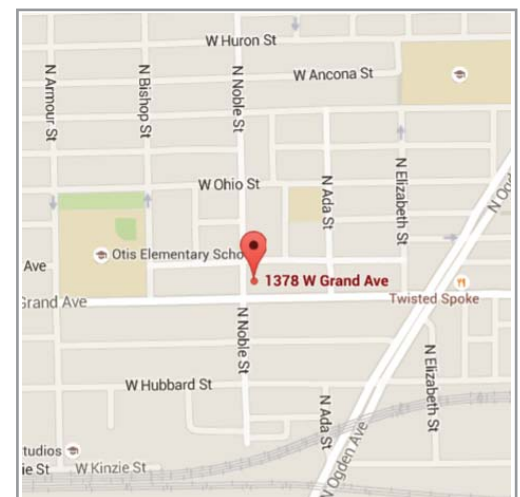
Green Grocer Chicago	Burger Baron
M Vie Chicago	Pinky Nail Chicago
Bella Notte Ristorante	Bon Macaron Chicago
Artistic Home Theater	3oclockclub

## Highlights

Existing restaurant space for lease in West Town on the corner of Grand and Noble. Open floor plan, perfect for any restaurant, bar and/or quick serve concept. Sizable kitchen provides plenty of room for prep and storage. Rare opportunity to obtain a second generation restaurant space in one of Chicago's hottest neighborhoods!

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 07-07-15

## Map Grand & Noble



### **LISTING INFO**

Agents Responsible	Scott Reinish
Is this Confidential?	No
Transaction Type	Restaurant Space for Lease
Property Data	
Address	1378 W. Grand Ave.
City, Zip Code	Chicago, IL 60642
Area	West Town
County	Lake
Rental Rate	To be Negotiated
Lease Type	Net
Lease Term	To be negotiated
Yearly Adjustment	3%
Security Deposit	Pending financial review
Taxes and Inurance	Tenant is responsible for 50% of the total tax bill (\$8,743 in 2014)as well as 50% of the total insurance bill (\$6,288 in 2014) as well as 40% of the total water bill.
Stories	1
Square Feet	2,280
Parking	Street
Zoning	B3-2
Licenses	To be applied for
A/C & Heat	Please ask agent
Electric (amps)	Please ask agent
Type of Basement	Full/Unfinished
Ward	Ward 01
Alderman	Joe Moreno - (773) 278-0101
Nearby Businesses	Green Grocer Chicago, M Vie Chicago, Bella Notte Ristorante, Artistic Home Theater, Burger Baron, Pinky Nail Chicago, Bon Macaron Chicago, 3oclockclub
Property Description	Existing restaurant space for lease on the corner of Grand and Noble. Open floor plan perfect for any restaurant, bar and/or quick serve concept. Sizable kitchen provides plenty of room for prep and storage. Rare opportunity to obtain 2 <sup>nd</sup> generation restaurant space in one of Chicago's hottest neighborhoods!
Location Description	West Town - Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European comm unities in this compact neighborhood.

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	On top of that, beautiful historic mansions built fo Chicago's wealthy 19 <sup>th</sup> century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.
Cross Streets	Grand/Noble

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