

# Lakeview - Chicago

## PRIME RETAIL SPACE WITH RESTAURANT INFRASTRUCTURE

2843 N. Halsted St. Chicago, IL 60657



566 W. Lake St. Suite 225  
Chicago, Illinois 60661-1411  
kudangroup.com

### Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	45,907	213,047	483,068
2015 Female Population	48,672	217,011	486,827
2015 Total Population	94,579	430,058	969,895
2015 Total Households	52,129	222,901	441,508

### Income

2015 Median Household Income	\$69,428	\$68,976	\$59,408
2015 Per Capita Income	\$60,704	\$54,948	\$42,515
2015 Average Household Income	\$105,640	\$103,410	\$90,726

### Nearby Businesses

George Street Pub	Dunkin Donuts
Walgreen's	Epic Sleep Mattress
Trader Joe's	Halsted Eye Boutique
Kuma's Too	Golf Tec Halsted Row

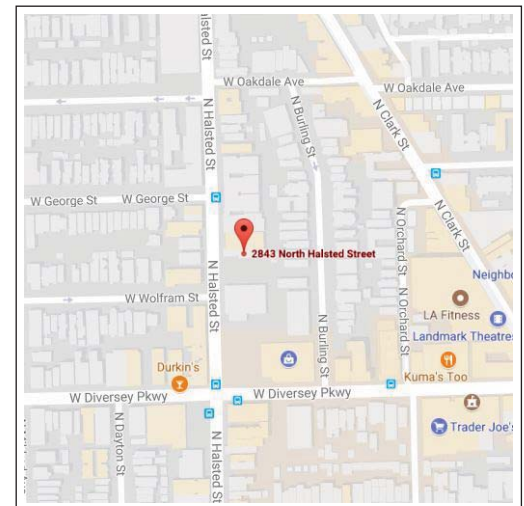
### Description

Prime retail space with restaurant infrastructure available for lease in Lakeview/Lincoln Park. Ground floor is comprised of 4,000 SF with a bar/dining area in the front, kitchen and hood in the center and a large room in the back. The back room features a stage and bar, high timber loft ceilings, skylight and exposed brick. This property also has a partial second floor with an office and storage space. There is a retractable garage door and possible outdoor cafe. Great street exposure with expansive windows in a dense residential and commercial area. Excellent opportunity to open your own restaurant, bar, lounge or cafe!

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. 386 02-02-16

### Map

Halsted & Diversey



**One Year of FREE Rent to Qualified Prospects!**



### Lakeview

Lakeview, is one of the 77 community areas of Chicago located in the city's North Side. It's bordered by West Diversey Parkway, On the south, West Irving Park Road on the north, North Ravenswood Avenue on the west, and the shore of Lake Michigan on the east. The Uptown community area is to Lake View's north, Lincoln Square to its northwest, North Center to its west and Lincoln Park to its south. Lake View is unofficially divided into smaller neighborhood enclaves: Lakeview East, West Lakeview and Wrigleyville.

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Size (Approx.) 4,400-6,000 SF

4,400 SF (1st Floor)

2,000 SF (2nd Floor)

Rental Rate \$25/SF Modified Gross

For additional information or to schedule a showing contact:

Brian Laskov

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### LISTING INFO

Agent	Brian Laskov
Transaction Type	Lease
Type of Property	Restaurant/Retail/Office
<b>Property Data</b>	
Address	2843 N. Halsted St.
City, Zip Code	Chicago, IL 60657
Area	Lakeview
County	Cook
Rental Rate	\$25 PSF
Lease Type	Modified Gross
Lease Term	TBD
Yearly Adjustment	TBD
CAM & Insurance	Included
Security Deposit	TBD
Building Type and Year Built	Free standing
Stories	2
Size	4,400 - 6,000 SF (Approx.) 4,400 SF (Approx.) 1st Floor 2,000 SF (Approx.) 2nd Floor
Parking	Street
Zoning	B3-2
Type of Basement	No
Ward	Ward 44
Alderman	Thomas Tunney - 773.525.6034
Nearby Businesses	George Street Pub, Walgreens, Trader Joe's, Kuma's Too, Dunkin' Donuts, Epic Sleep Mattress, Halsted Eye Boutique, Golf Tec Halsted Row, Harrigan's, Durkin's, True Value Hardware, Starbucks, Home Depot, Guitar Center, Urban Outfitters
Property Description	<b><i>One Year of Free Rent to Qualified Prospects!</i></b> Prime retail space with restaurant infrastructure available for lease in Lakeview/Lincoln Park. Ground floor is comprised of 4,000 SF with a bar/dining area in the front, kitchen and hood in the center and a large room in the back. The back room features a stage and bar, high timber loft ceilings, skylight and exposed brick. This property also has a partial second floor with an office and storage space. There is a retractable garage door and possible outdoor cafe. Great street exposure with expansive windows in a dense residential and commercial area. Excellent opportunity to open your own restaurant, bar, lounge or cafe!
Cross Streets	Halsted and Diversey

# ADDITIONAL PHOTOS



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