

Belmont Cragin - Chicago COMMERCIAL KITCHEN/BAKERY RETAIL SPACE FOR LEASE



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

5055 W. Diversey Ave. Chicago, IL



Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	34,838	211,508	488,703
2015 Female Population	34,403	218,869	509,609
2015 Total Population	69,241	430,377	998,312
2015 Total Daytime Pop.	53,476	354,174	867,828
Housing			
2015 Total Housing Units	21,614	158,688	396,692
Income			
2015 Median Household Income	\$43,686	\$46,428	\$50,080
2015 Per Capita Income	\$15,899	\$21,767	\$26,906
2015 Average Household Income	\$57,314	\$66,089	\$74,486

Nearby Businesses

Senor Pan Cafe
Alfonso's Fresh market
Magic Glass Block Co.
Zacatecas Restaurant

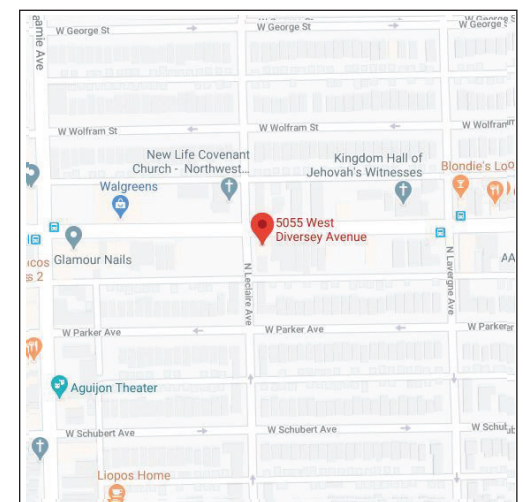
Description

Great opportunity to lease a fully equipped commercial kitchen or bakery. Extensive FF&E included with the lease. A retail area would be an easy set up for the right user. Two parking spaces included with lease.

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. A110 9-26-2013

Map

W. Diversey Ave. & LeClaire Ave.



Belmont Cragin

Belmont Cragin is one of 77 officially designated Chicago community areas located on the Northwest Side of the City of Chicago, Illinois. It is located 8 miles NW of the Loop. Living in Belmont Cragin offers residents an urban & suburban mix feel and most residents own their homes. In Belmont Cragin there are a lot of bars, restaurants, coffee shops, and parks. Many families live in Belmont Cragin and residents tend to be liberal. Sources: Niche.com / Wikipedia.org

5055 W. Diversey Ave. Chicago, IL

Size (Approx.)	1,950 SF
Rental Rate	\$20/SF Gross
Lease Term	Three or Five Year Term
Parking	2 Parking Spaces Included

For additional information or to schedule a showing contact:

Adam Salamon

312.575.0480 ext. 16

adam@kudangroup.com

LISTING INFO

Agent	Adam Salamon - 312.575.0480 ext. 16 adam@kudangroup.com
Transaction Type	Lease
Type of Property	Commercial Bakery/Kitchen
Property Data	
Address	5055 W. Diversey Ave.
City, Zip Code	Chicago, IL 60639
Area	Belmont-Cragin
County	Cook
Rental Rate	\$20/SF
Lease Type	Gross
Lease Term	Three or Five Year Term
Options	Yes
Yearly Adjustment	Three Percent (3%)
Security Deposit	TBD
Building Type and Year Built	Brick
Stories	Single Story
Size	Approx. 1,950 SF
Parking	Two Spaces
Zoning	B1-1
A/C & Heat	Central HVAC
Electric (amps)	400 Amp Service
Type of Basement	None
Ceiling Heights	10'
Ward	31 st
Alderman	Felix Cardona, Jr. (773) 824-2000
Nearby Businesses	Senor Pan Café, Alfonso's Fresh Market, Magic Glass Block Co., Zacatecas Restaurant, Walgreens, Diversey Salon
Property Description	Great opportunity to lease a fully equipped commercial kitchen or bakery. Lots of FF&E included with the lease. A retail area would be an easy set up for the right user. Two parking spaces included with lease.
Location Description	Belmont Cragin is one of 77 officially designated Chicago community areas located on the Northwest Side of the City of Chicago, Illinois. It is located 8 miles NW of the Loop. Living in Belmont Cragin offers residents an urban & suburban mix feel and most residents own their homes. In Belmont Cragin there are a lot of bars, restaurants, coffee shops, and parks. Many families live in Belmont Cragin and residents tend to be liberal. <small>Sources: Niche.com / Wikipedia.org</small>
Cross Streets	Diversey Ave. & Leclaire Ave.