

Ravenswood/North Center

Corner restaurant and bar with private patio and steps from Brown Line for sale.

1800 - 1802 W. Irving Park Rd., Chicago, IL



1629 North Halsted Street, Floor 1
Chicago, Illinois 60614
kudangroup.com

Demographics

Population	2 mile	5 mile
2010 Population	265,342	1,074,177
2020 Population	257,419	1,070,848
2025 Population Projection	253,193	1,058,966
Annual Growth 2010-2020	-0.30%	0.00%
Annual Growth 2020-2025	-0.30%	-0.20%

Households

2010 Households	130,770	467,728
2020 Households	124,272	464,957
2025 Household Projection	121,706	459,501

Income

Avg. Household Income	\$111,677	\$103,315
Median Household Income	\$81,134	\$72,740

Source: Costar

Nearby Businesses

Indian Clay Pot	Ravenswood Event Center
Timber Lanes	Vagabond School of Arts
Imagination Theater	Arts
Begyle Brewing	Silvie's Lounge
Ritual Coffeehouse	

Location: Ravenswood/North Center

Leafy Ravenswood is a low-rise residential area with indie housewares, gift, and fashion stores on North Damen and North Lincoln avenues. Restaurants serve creative takes on American, Italian, and French cuisine, and chill bars offer craft beers, ciders, or cocktails. The Black Ensemble Theater stages musicals drawing on the African-American experience, and River Park has trails along the North Branch Chicago River.

-Google

Property Description

Corner restaurant and bar is located steps from the Irving Park Brown Line train station. The space has seen a recent renovation, including a vibrant mural overlooking the rear al-fresco private patio. Situated at the grand entrance to the Ravenswood Industrial (western) Corridor and in addition to the surrounding office tenants, manufacturing businesses and restaurants, boasts some of Chicago's most unique and award-winning craft beer options, with a bevy of breweries and the city's first post-prohibition distillery.

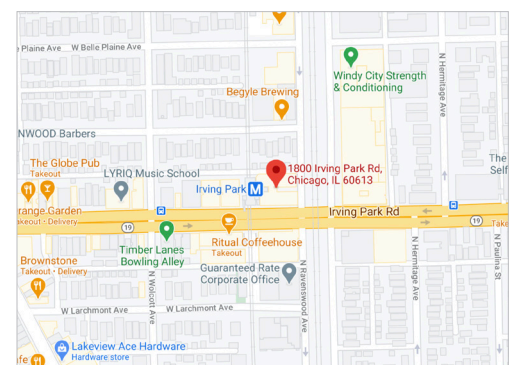
Size (Approx.):	2,060 SF	Purchase Price:	\$120,000 (Business)
Lease Rate:	\$25.47/SF Modified Gross	Property Taxes:	13% Over 2017 (Base Year)
OpEx:	Included	Zone:	B3-2

For additional information or to schedule a showing, contact:

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Map

On the corner of west Irving Park Road and north Ravenswood Avenue.



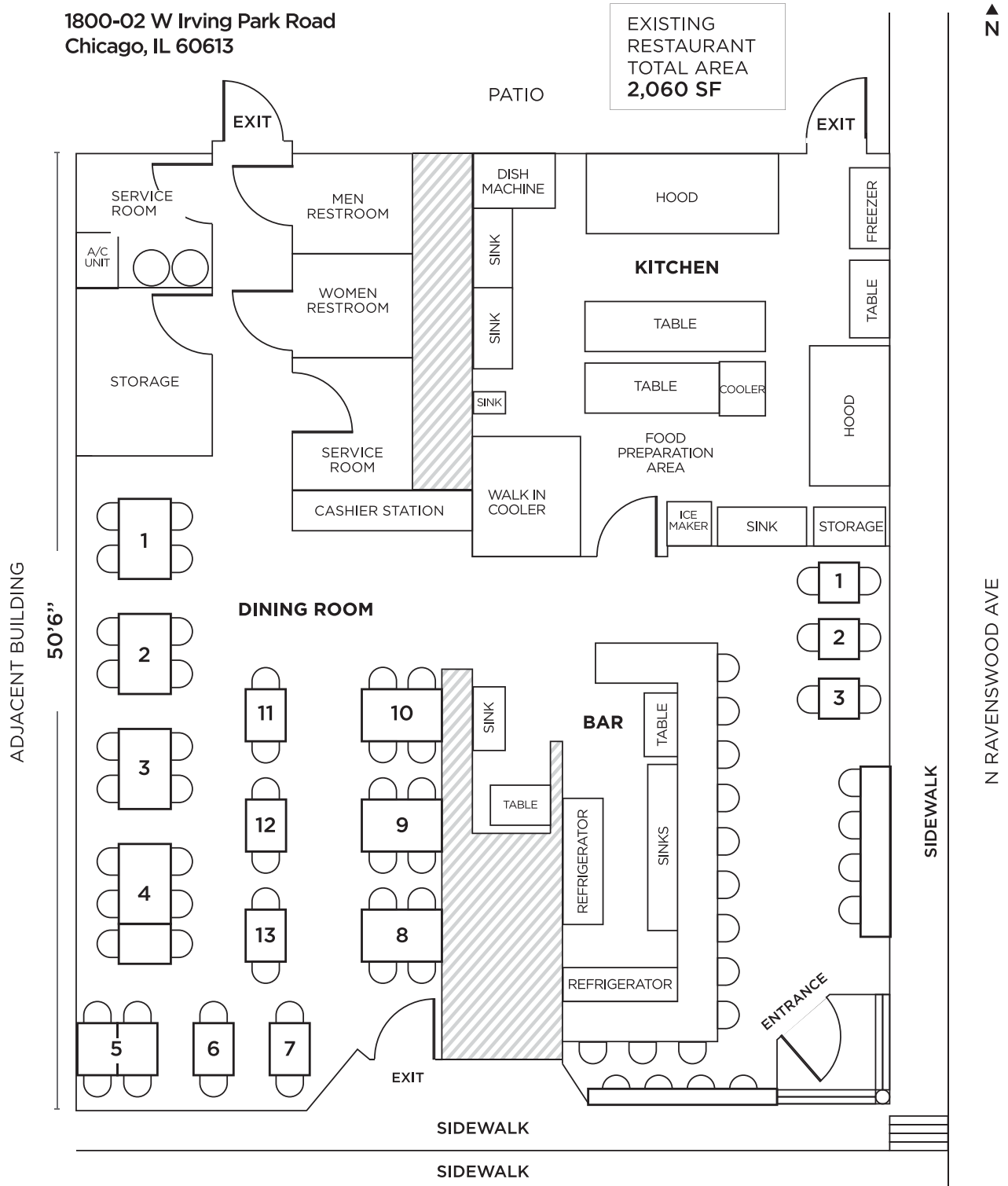
Ravenswood/North Center Floor Plan



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1800-02 W Irving Park Road
Chicago, IL 60613

EXISTING
RESTAURANT
TOTAL AREA
2,060 SF



SEATS DINING AREA	44
SEATS BAR AREA	22
TOTAL SEATS	66

W IRVING PARK ROAD