

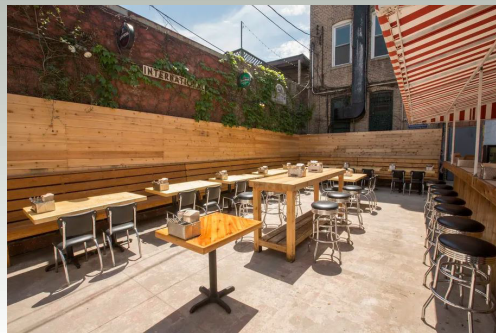
# West Town - Chicago

Restaurant with private patio available for lease and extensive list of assets for sale.



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

1202 W. Grand Ave., Chicago, IL



## Demographics

| Population                 | 2 mile  | 5 mile    |
|----------------------------|---------|-----------|
| 2010 Population            | 218,189 | 967,798   |
| 2020 Population            | 277,091 | 1,006,264 |
| 2025 Population Projection | 285,523 | 1,003,055 |
| Annual Growth 2010-2020    | 2.70%   | 0.40%     |
| Annual Growth 2020-2025    | 0.60%   | -0.10%    |

## Households

|                           |         |         |
|---------------------------|---------|---------|
| 2010 Households           | 117,336 | 419,534 |
| 2020 Households           | 149,053 | 444,789 |
| 2025 Household Projection | 153,580 | 444,924 |

## Income

|                         |           |           |
|-------------------------|-----------|-----------|
| Avg. Household Income   | \$134,797 | \$109,677 |
| Median Household Income | \$104,905 | \$77,220  |

Source: Costar

## Nearby Businesses

|                      |                 |
|----------------------|-----------------|
| Twisted Spoke        | Salerno's Pizza |
| Congruent Space      | Burt's Car Wash |
| Vinny's Sub Shop     | West River Spa  |
| Surroundings Florist |                 |

## Location: West Town - Chicago

Sprawling West Town contains a busy stretch of West Chicago Avenue, dotted with New American restaurants and cafes. The Wicker Park area is known for cool global dining, live music bars, and boutiques, while in the Ukrainian Village, the Ukrainian Institute of Modern Art hosts varied cultural events.

-Google

## Property Description

Former restaurant space located in the heart of West Town has seen a recent remodel to include an outdoor private rear patio. During peak patio season this amazing space is surrounded by the lush growth of ivy and trees. The offering includes a new lease and an extensive list of furniture, fixtures and equipment for sale. Other features include a full basement with walk in-cooler.

|                 |                         |                |                         |
|-----------------|-------------------------|----------------|-------------------------|
| Size (Approx.): | 1,200 SF                | Purchase Price | \$29,900 (Assets)       |
| Lease Rate:     | \$4900/Month Mod. Gross | Property Tax:  | Pro-Rata Over Base Year |
| OpEx:           | Included                | Zone:          | C1-2                    |

For additional information or to schedule a showing, contact:

|              |                      |   |   |
|--------------|----------------------|---|---|
| Adam Salamon | 312-575-0480 Ext. 16 | — | — |
|              | 773-531-4806 (Cell)  | — | — |
|              | adam@kudangroup.com  | — | — |

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

## Map

On west Grand Avenue, between north Racine Avenue and north Ogden Avenue.

