

# Wicker Park

Corner restaurant with ample public and private outdoor dining space for sale.

2257 W. North Ave., Chicago, IL



## Property Description

Neighborhood sushi restaurant staple for sale. This restaurant has great street presence from its corner location. The business features ample outdoor dining options, with a private patio and large sidewalk café. Maximize its potential by applying for a liquor license. Zoning has been approved for use. All the furniture, fixtures and equipment are included in the asset sale, including a 12' hood.

<b>Purchase Price:</b>	\$150,000 (Assets)	<b>OpEx:</b>	\$7.30/SF
<b>Size:</b>	1,650 SF	<b>Property Taxes:</b>	Refer to OpEx
<b>Lease Rate</b>	\$27.87/SF NNN	<b>Zone:</b>	B3-2

For additional information or to schedule a showing, contact:

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

# KG

KUDAN GROUP

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## Demographics

Population	2 mile	5 mile
2010 Population	213,735	1,230,443
2021 Population	201,814	1,232,091
2026 Population Projection	197,387	1,219,469
Annual Growth 2010-2021	-0.50%	0.00%
Annual Growth 2021-2026	-0.40%	-0.20%

## Households

2010 Households	89,940	515,092
2021 Households	82,072	523,390
2026 Household Projection	79,673	519,367

## Income

Avg. Household Income	\$128,650	\$112,827
Median Household Income	\$100,491	\$82,349

Source: Costar

## Nearby Businesses

Bake	Bon Bon Sandwiches
Thai Lagoon	Sweet Petunia
Handlebar	Cebu
Empoli pasta A Mano	—

## Location: Wicker Park

Start your day at the vibrant Six Corners area where North, Milwaukee, and Damen Avenues intersect. This is the always-bustling heart of the neighborhood, where you'll find vintage stores, record shops, noodle joints, award-winning eateries, cool coffee houses, bookstores, art galleries, and more. A good way to see the area is on the 606, a repurposed rail line that gives you an elevated view of four distinctive Chicago neighborhoods. You'll find walkers, joggers, bikers, public parks, art installations, overlooks, and more all along the 2.7-mile stretch.

-choosechicago.com

## Map

On the corner of west North Ave. and north Oakley Blvd.

