

# Wicker Park

## Restaurant and bar for sale on busy Milwaukee Ave.



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

Kizuki Ramen and Izakaya, 1484 N. Milwaukee Ave., Chicago, IL



### Demographics

Population	2-Mile	5-Mile
2010 Population	204,232	1,160,280
2022 Population	206,151	1,164,908
2027 Population Projection	204,094	1,152,066
Annual Growth 2010-2022	0.1%	0.0%
Annual Growth 2022-2027	-0.2%	-0.2%

### Households

2010 Households	91,075	493,158
2022 Households	89,246	503,071
2027 Household Projection	87,803	498,896

### Income

Avg. Household Income	\$141,108	\$114,638
Median Household Income	\$113,920	\$84,080

Source: Costar

### Nearby Businesses

Free People	Tropical Smoothie Cafe
Sweetgreen	Crumbl Cookies
Bongo Room	Rapha
Jenni's Splendid Ice Creams	Urban Outfitters
Native Foods	Adidas

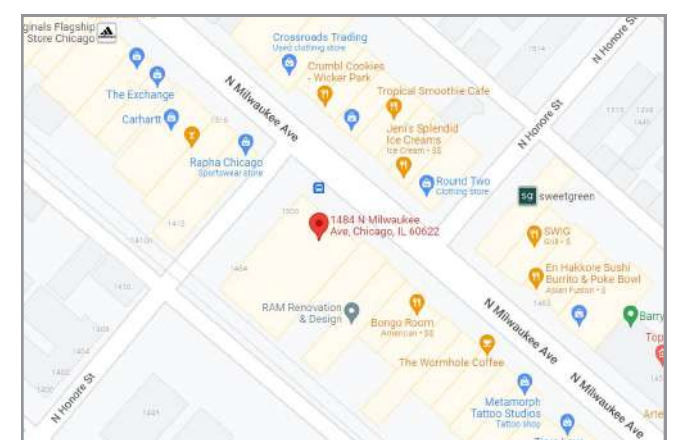
### Location: Wicker Park

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 North Milwaukee Avenue, between North Honore Street and North Honore Street



### Property Description

Restaurant and bar operating as a hip ramen shop serving authentic Japanese fare as well as sake, whiskey and beer. Located on Wicker Parks busy Milwaukee Avenue, with high traffic counts and pedestrian friendly. The restaurant is situated just a few blocks from the neighborhoods main busy intersection and public transportation hub.

**Purchase Price:** \$199,000.00 (Business Sale)

**Property Taxes:** \$7.62/SF

**Lease Rate:** \$49.00/SF NNN

**OpEx:** \$6.30/SF

**Size (Approx.):** 3,267 SF

**Zone:** B3-2

**For additional information or to schedule a showing, contact:**

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