

# Jefferson Park

Newly constructed and equipped catering/commissary/  
event space for lease.

5844-48 W. Montrose Ave., Chicago



## Property Description

Newly built single story restaurant/event space/commissary with loading docks for lease. All the trade fixtures and equipment are brand new, including the commercial hood with Type I ventilation. The space has an open floor plan with high ceilings and an open kitchen. This turnkey opportunity offers excellent frontage, conveniently close to I-90/94, Metra and CTA Blue Line train stations. Currently demised into three spaces, the entire footprint can be combined to create one continuous space. Possible uses include but not limited to restaurant, catering/commissary, ghost kitchen or food production.

**Property Taxes:** Pro-rata increases over base year.

**Lease Rate:** \$20/SF Modified Gross

**OpEx:** N/A

**Size (Approx.):** 3,000-8,600 SF (Bldg.), 9375 SF (Lot)

**Zoning:** B3-1

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

Brian Laskov 312-575-0480 (Ext. 14)  
312-961-9705  
brian@kudangroup.com



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

## Demographics

Population	2-Mile	5-Mile
2010 Population	159,988	891,364
2022 Population	144,015	803,411
2027 Population Projection	139,211	776,810
Annual Growth 2010-2022	-0.8%	-0.8%
Annual Growth 2022-2027	-0.7%	-0.7%

## Households

2010 Households	58,020	318,924
2022 Households	50,431	503,071
2027 Household Projection	280,109	48,337

## Income

Avg. Household Income	\$94,912	\$96,821
Median Household Income	\$74,496	\$71,488

Source: Costar

## Nearby Businesses

Pete's Pizza	Quick Wash Laundromat
La Bodega Food Market	Six Penny
Kid's World Day Care	Montrose Auto Clinic
One Upon A party banquet	Empire Renovation
Sandro's Barber Shop	Shell

## Location: Jefferson Park

Home to the vibrant Taste of Polonia festival, this culturally mixed residential neighborhood popular with families gives a nod to its Polish-American roots through classic Eastern European bars and eateries, as well as stores like the long-established Andy's Deli and Mikolajczyk Sausage Shop. There are also art houses such as the Morgan Art Gallery, and theaters including the Copernicus Civic and Cultural Center.

— Google

## Map

On West Montrose Avenue, between North Marmora Ave. and North Montrose Avenue

