

# Logan Square

Corner free-standing neighborhood restaurant and bar with patio for sale.



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



Wyler Road, 3581 W. Belden Ave., Chicago, IL

## Demographics

Population	1-Mile	5-Mile
2022 Population	60,971	1,201,902
2027 Population	56,605	1,148,076
Annual Growth 2022-2027	-7.16%	-4.48%

## Households

2022 Households	24,280	531,609
Annual Growth 2022-2027	-7.3%	-4.3%
	156,774	447,804

## Income

Avg. Household Income	\$74,501	\$83,304
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Source: Costar

## Nearby Businesses

Tony's Fresh Market	El Taconazo El Tio & Birria
Arnie's Liquors	Park & Field
El Pacifico	Monster Ramen
Dorothy's Bistro	Burlington Bar
The Double Urban Tavern	Lou Malnati's Pizzeria

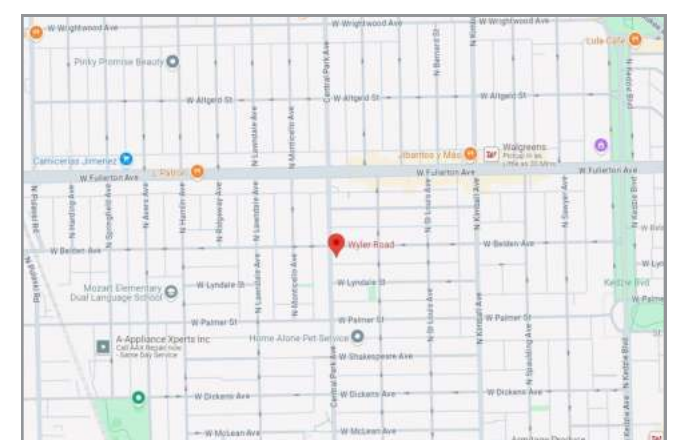
## Location: Logan Square

Take a stroll down stately Logan Blvd., lined with regal limestone homes and anchored by the soaring Illinois Centennial Monument. For a taste of Logan Square nightlife, take your pick from trend-setting cocktail bars, under-the-radar venues with local bands, and burgeoning breweries and distilleries. Among the neighborhood's unique eateries you'll find Michelin-rated spots, hip coffee houses and a Sunday Farmer's Market.

—choosechicago.com

## Map

On the corner of West Belden Ave. and Central Park Ave.



## Business Description

Discover this charming, single-story former restaurant and bar, boasting a contemporary, airy design. Nestled on a corner in a burgeoning residential area, this space features a diner style open kitchen and a quaint outdoor patio for additional al-fresco dining. Furniture, fixtures and equipment as well as licenses are being conveyed in this offering.

<b>Purchase Price:</b> \$125,000 (Bus.)	<b>Property Taxes:</b> \$4.61/SF (2023)
<b>Lease Rate:</b> \$58.46/SF NNN	<b>OpEx:</b> N/A
<b>Size (Approx.):</b> 1,600 SF (Bldg.), 1,300 SF (Patio)	<b>Licenses:</b> Incidental Liquor, Retail Food and Outdoor Patio

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

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