

Roscoe Village

Second generation restaurant and bar with private rear outdoor space available for lease.



Property Description

Former restaurant space situated in the heart of a bustling dining and entertainment corridor. The vibrant neighborhood hosts several popular street festivals, including Retro on Roscoe, which attracts both locals and tourists to one of Chicago's busiest summer events. Key features include bi-folding windows that opens up to a permitted year-round sidewalk café, service bar permissible and private parking, with the potential for a sizable private outdoor space.

Lease Rate: \$50/SF NNN **OpEx:** N/A

Size (Approx.): 1,100 SF + Basement **Zone:** B1-2

Property Taxes: \$13,703.62 (2023)

For additional information or to schedule a showing, contact:

Monica Palermo 312-575-0480 (Ext. 115)
 Broker 312-714-4422 (Cell)
 monicapalermo@kudangroup.com

Juan Carlos 312-575-0480 (Ext. 111)
 Gomez 773-543-2045 (Cell)
 Pricipal juanCarlos@kudangroup.com



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

Demographics

Population	1-Mile	5-Mile
2022 Population	54,049	1,138,994
2027 Population	51,767	1,095,851
Annual Growth 2022-2027	-4.22%	-3.79%

Households

2022 Households	23,229	531,355
Annual Growth 2022-2027	-4.6%	-3.7%

Income

Avg. Household Income	140,142	86,688
-----------------------	---------	--------

Source: Costar

Nearby Businesses

The Region Hamburgers	Brix Catering and Events
Village Tap	Hot Woks Cool Sushi
Rudys Bakery	Starbucks
KI HOUSE	Same Same
The Denim Lounge	Birch Road

Location: Roscoe Village

This picturesque neighborhood is a nature lover's dream — manicured gardens, a hidden lily pond, a historic indoor botanical garden, and tons of lakefront green space with sweeping city views. Lincoln Park is also a shopper's paradise. The charming area around Armitage and Halsted is where you'll find beautiful boutiques lined up in historic row homes. It is home to an acclaimed dining scene that includes one of the best restaurants on the planet.

- choosechicago.com

Map

On West Roscoe Street, between North Hoyne Avenue and North Seeley Avenue

