

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:

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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
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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 charming, laidback "village within the city" is filled with casual taverns, independent shops, and cute cafes that spill out onto the sidewalks during the warm weather months. The cozy little pocket is an eclectic mix of unique boutiques, classic frame and brick homes, and locally owned eateries.

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Map

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

