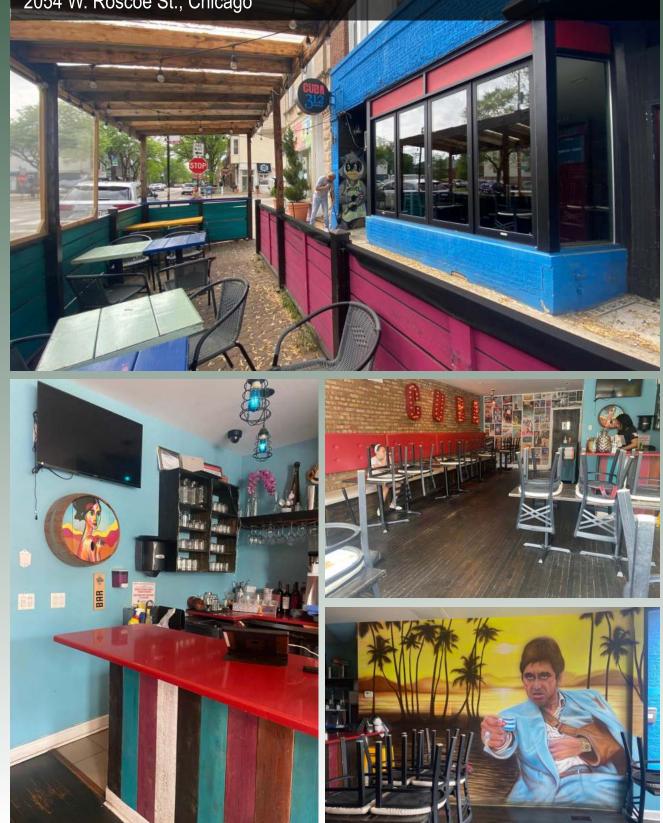
# **Roscoe Village**

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

## 2054 W. Roscoe St., Chicago



### **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::	\$8.22/SF (2023)		
For additonal inf	ormation or to schedule a showing, contact:		
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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				

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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

**Nearby Businesses** 

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.

#### - choosechicago.com

#### Map

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



No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.