

Ukrainian Village / West Town

Three-story mixed-use property with restaurant space for lease or sale.



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

2301 W. Chicago Ave., Chicago IL



Demographics

Population	1-Mile	5-Mile
2022 Population	58,812	1,128,420
2027 Population	56,032	1,079,989
Annual Growth 2022-2027	-4.73%	-4.29%

Households

2022 Households	28,327	519,864
Annual Growth 2022-2027	-5.1%	-4.0%
2027 Household Projection	156,774	447,804

Income

Avg. Household Income	\$116,858	\$86,975
Median Household Income	\$116,874	\$91,056

Source: Costar

Nearby Businesses

Fatso's Last Stand	Burger King
Ann's Bakery & Deli	Dunkin
Dark Matter Coffee	Bacci Pizzeria
CVS	Tryzub Ukrainian Kitchen
Old Lviv Restaurant	Tuman's Tap and Grill

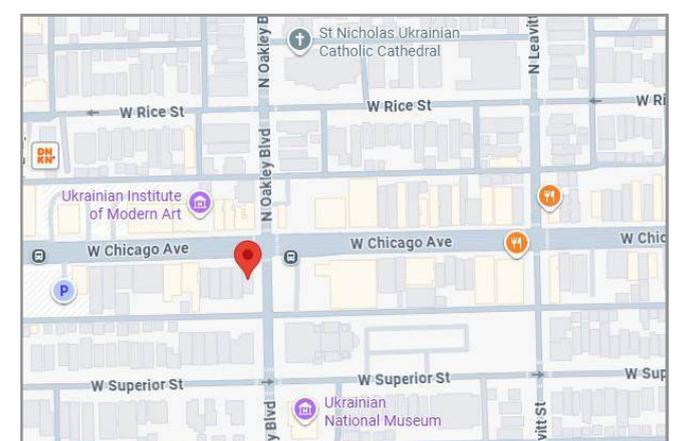
Location: West Town

Sprawling West Town contains a busy stretch of West Chicago Avenue, dotted with New American restaurants and cafes. The Wicker Park area is known for cool global dining, live music bars, and boutiques, while in the Ukrainian Village, the Ukrainian Institute of Modern Art hosts varied cultural events. Featuring a lagoon with a beach, Humboldt Park is also home to the National Museum of Puerto Rican Arts and Culture.

— Google

Map

On the corner of West Chicago Ave., and North Oakley Blvd.



Property Description

Located in the heart of Ukrainian Village's vibrant restaurant and entertainment corridor, this high-visibility corner property offers a prime opportunity for owner/operators and investors alike. The expansive retail space—formerly a restaurant—spans the full length of the lot, ideal for outdoor seating and increased occupancy. With multiple entry points and a dedicated take-out window, the layout supports dual concepts or flexible tenant use. The building, along with its income-generating apartments, has been well maintained with updated infrastructure, minimizing capital expenditures for new ownership.

Purchase Price: \$2,350,000 (R.E.) **Property Taxes:** \$17,265.56 (2023)

Lease Rate: \$30/SF (Licensable), \$15/SF (Unlicensable on grd.) **Cap Rate:** 7% (projected)

Size (Approx.): 5,559 SF (Bldg.), 3,807 SF (Lot) **Zone:** C1-3

For additional information or to schedule a showing, contact:

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