

Irving Park

Restaurant and bar with private patio and parking available for lease.

3734 W. Irving Park Rd., Chicago, IL



Business Description

Prime restaurant space located on high-visibility road, offering a fully built-out, versatile layout ideal for any food-and-beverage concept. This property delivers exceptional infrastructure, modern finishes, and multiple revenue-driving seating zones. Additionally this offering includes private parking and outdoor dining space.

Lease Rate: \$40/SF NNN **OpEx:** N/A

Size (Approx.): 2,500 SF **Zoning:** B3-1

Property Taxes: \$7.20/SF

For additional information or to schedule a showing, contact:

Becca Lundstrom,
Broker
312-575-0480 (Ext. 112)
773-329-5298 (Cell)
beccalundstrom@kudangroup.com

Georg Simos,
Broker
312-575-0480 (Ext. 113)
773-294-4065 (Cell)
georg@kudangroup.com



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

Demographics

Population	1-Mile	5-Mile
2022 Population	53,581	1,151,846
2027 Population	51,869	1,134,843
Annual Growth 2022-2027	-3.2%	-3.2%

Households

2022 Households	21,016	486,630
Annual Growth 2022-2027	-3.5%	-1.4%

Income

Avg. Household Income	\$84,830	\$88,553
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Source: Costar

Nearby Businesses

Katherine Anne Confections	McDonald's
Chicken Works & Salad Co.	Our Mutual City Coffee Co.
Wurst Behavior	Alps Pancake House
Brasa Roja Express	Independence Park
Buona Terra Ristorante	Fittingly Delicious

Location: Irving Park

Irving Park is a northern Chicago community known for its historic homes and transit access. Residents tend to stay here for decades, bringing a more community feel to the neighborhood than others within city limits. Metra and L trains connect Irving Park to The Loop, but sidewalks along streets make it very walkable, so you can walk to local parks, restaurants and schools.

Map

Near the corner of West Irving Park Rd. and North Ridgeway Ave.

