

Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$6 PSF
Available SF:	1,578 SF - 4,448 SF
Year Built:	1894
Zoning:	C1-3
Market:	Chicago
Submarket:	West Loop
VPD:	Approx. 19,500 VPD

Property Overview

Second-generation restaurant opportunity at 324 S Racine featuring 4,600 SF with a large commercial kitchen, two (2) hoods, a built-out bar, and a basement storage area. The opportunity features potential for an outdoor area/patio and highly visible signage facing Interstate-290 (~165,200 VPD), providing strong exposure and brand presence. Well-suited for a variety of food and beverage concepts, the existing infrastructure supports efficient back-of-house flow and accelerated time to open. The space may also be suitable for other uses such as coffee/café, medical/clinic, retail, and other service-oriented concepts, and can be demised to accommodate a range of tenant sizes. Neighboring amenities include the renowned Randolph Street “Restaurant Row” and a deep roster of West Loop dining, entertainment, and retail destinations that continue to strengthen the neighborhood’s appeal.

Property Highlights

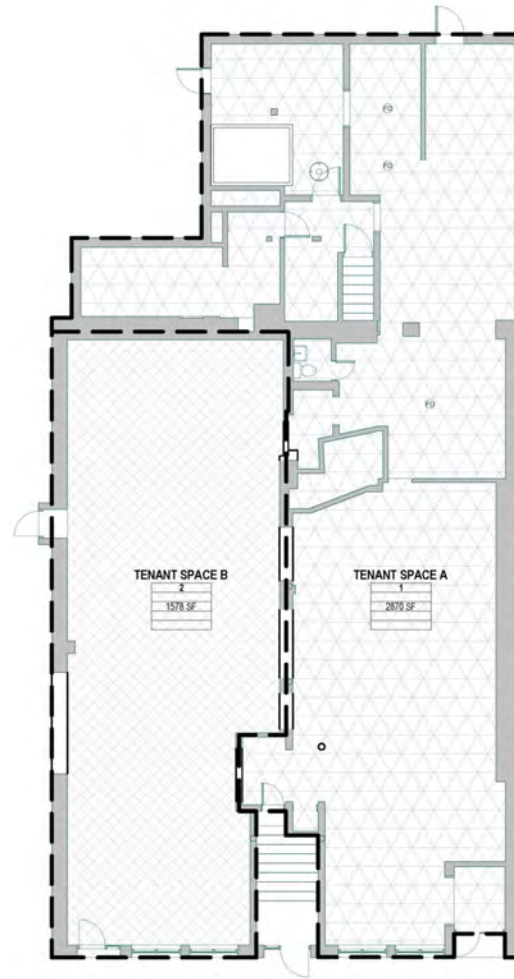
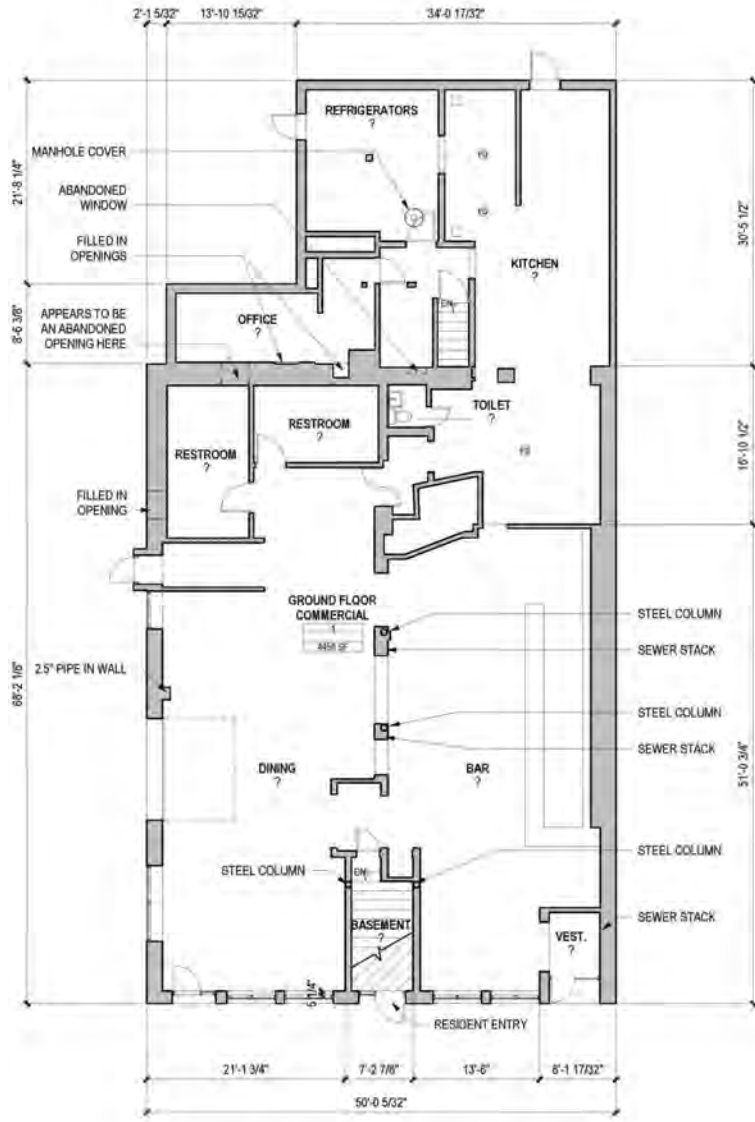
- Existing restaurant infrastructure with two (2) hoods and a built-out bar
- Prominent signage opportunity facing Interstate-290 featuring strong visibility/exposure (~165,200 VPD)
- Potential exists for outdoor patio and seating

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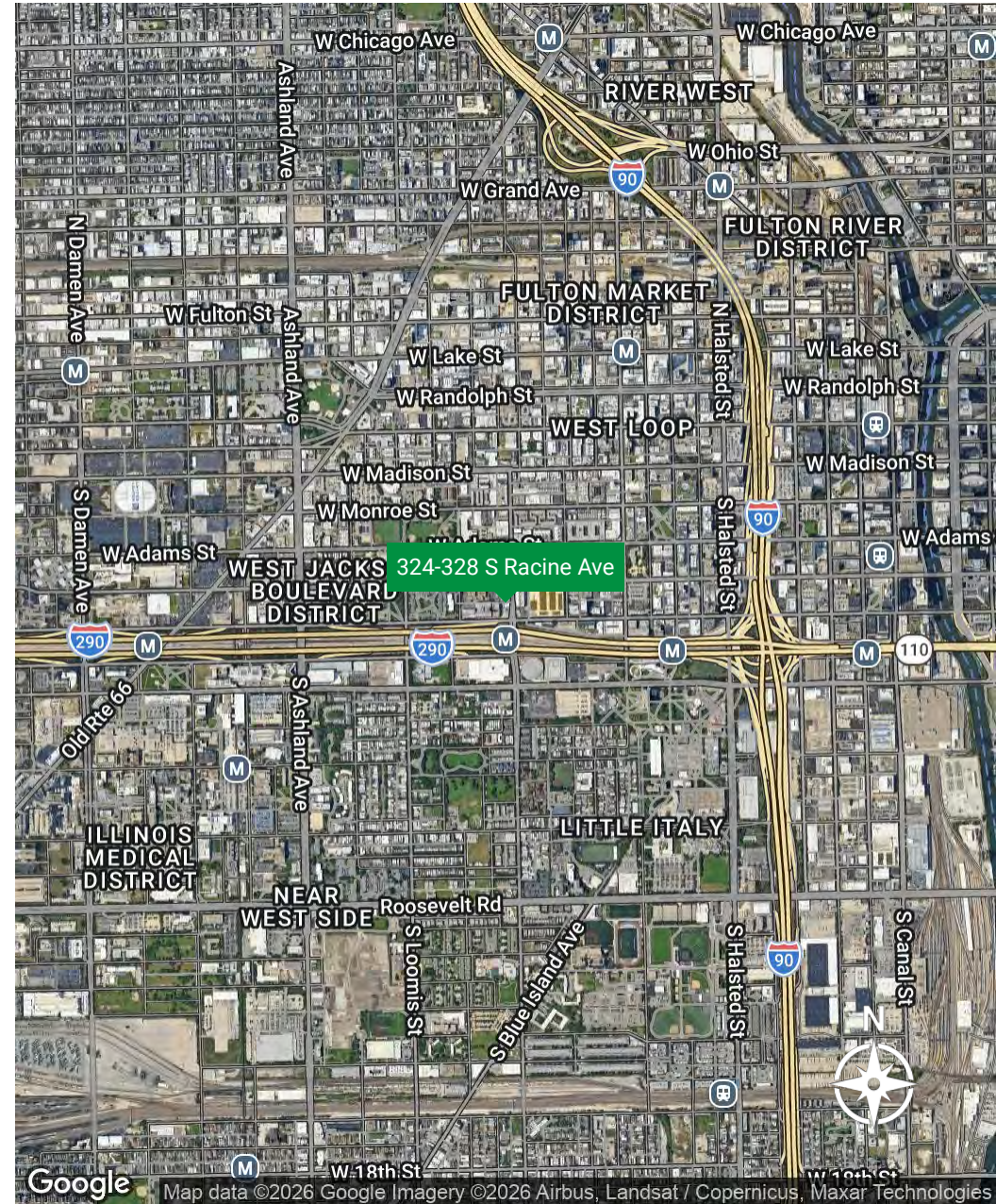
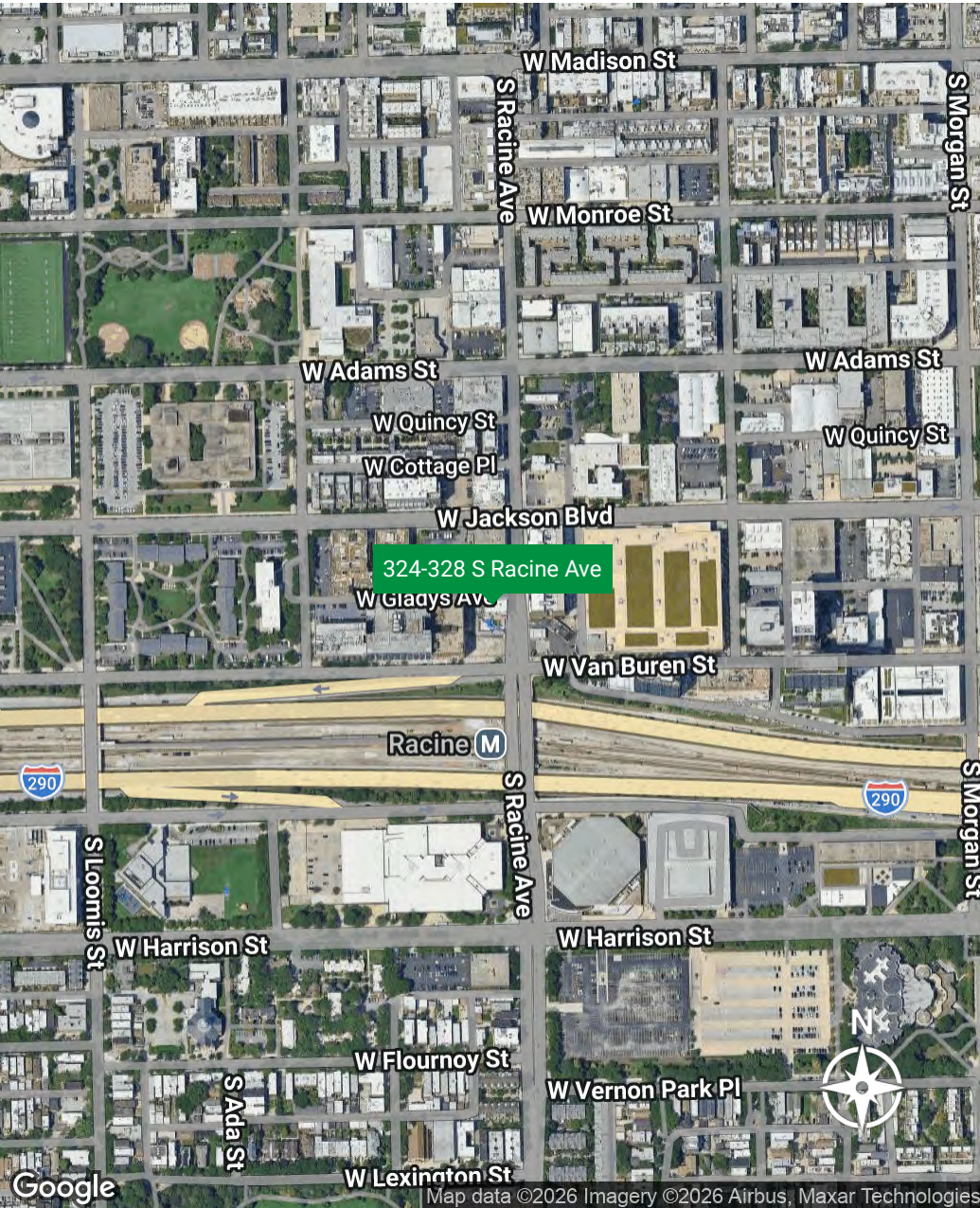
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# FOR LEASE | 324-328 S RACINE AVE

LOCATION MAP



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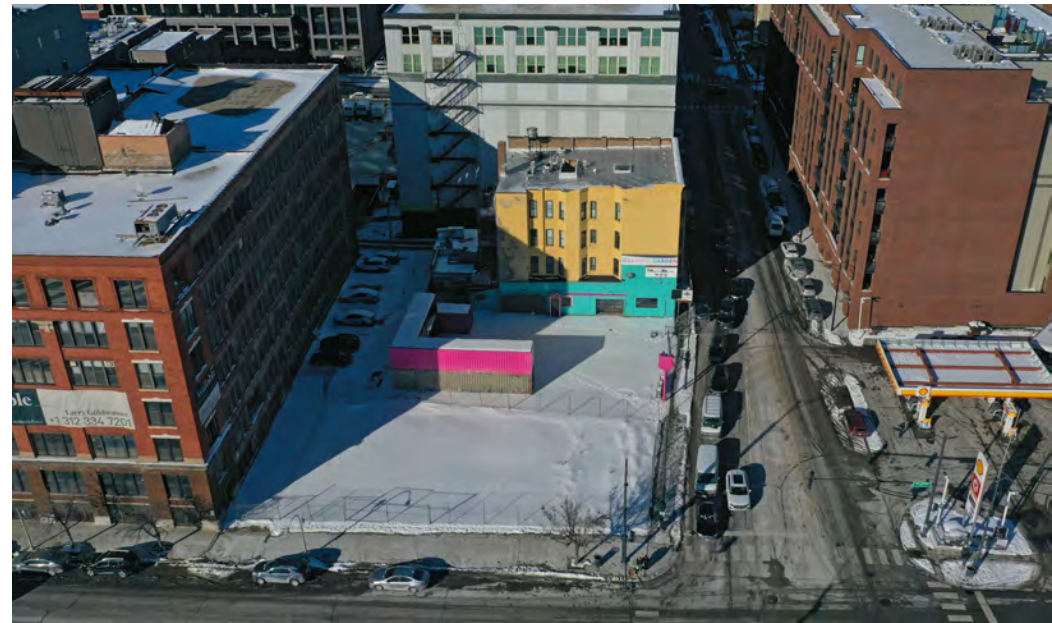
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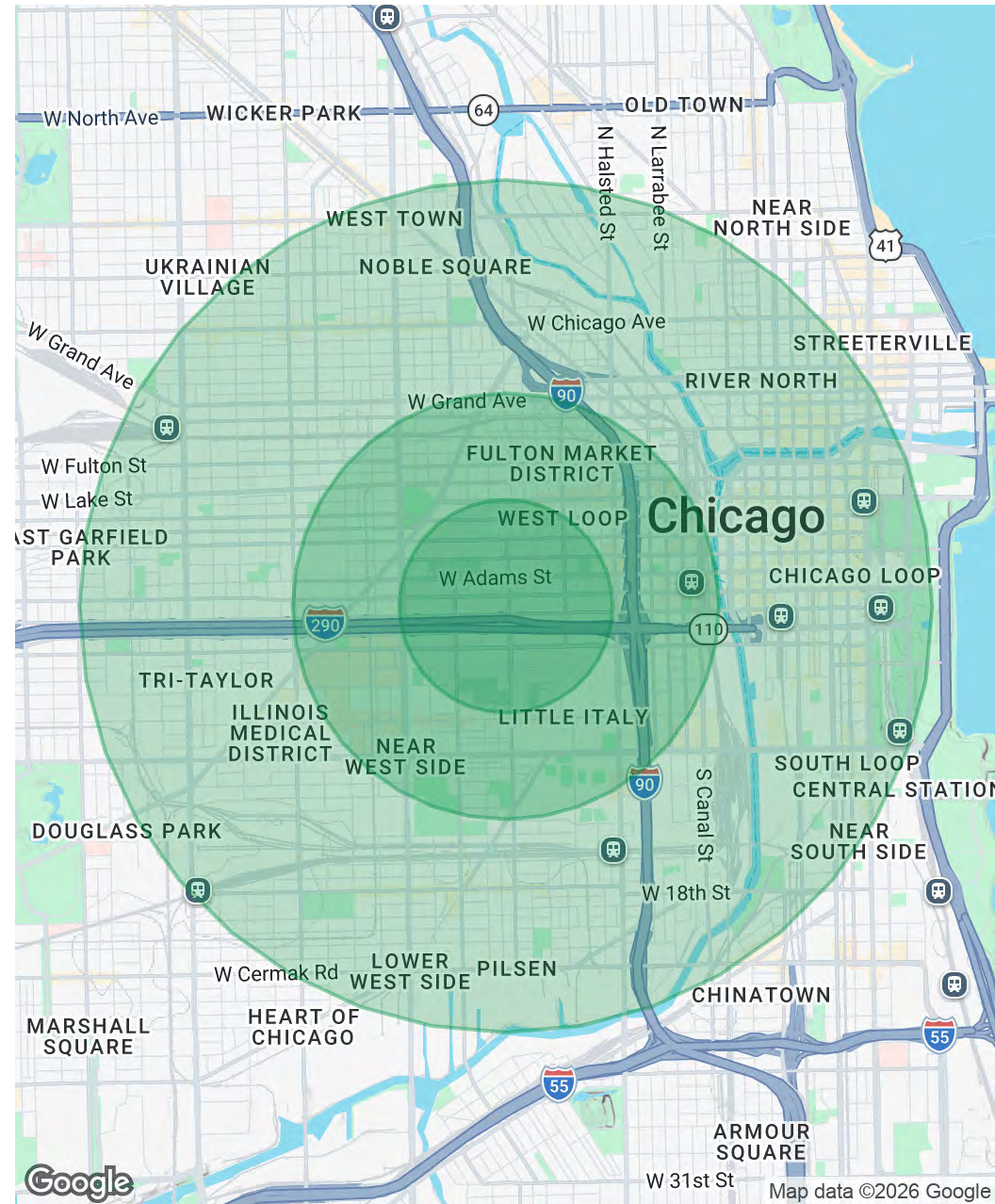
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Population	0.5 Miles	1 Mile	2 Miles
Total Population	16,320	47,975	196,935
Average Age	34	35	36
Average Age (Male)	34	35	36
Average Age (Female)	35	35	36

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	8,153	25,166	103,925
# of Persons per HH	2	1.9	1.9
Average HH Income	\$176,171	\$159,468	\$160,008
Average House Value	\$676,266	\$576,053	\$594,501

Demographics data derived from AlphaMap



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