



## WEST TOWN RESTAURANT / RETAIL SPACE

### PROPERTY INFORMATION

- 6,200 Sq. Ft. bi-level retail space
- Concrete and flex core construction with high ceilings on both levels
- Elevator shaft for both floors and potentially added to roof level
- Potential Roof access for patio or outside dining, and Potential front sidewalk patio
- Floor to ceiling windows
- Potential front sidewalk patio
- Originally built for single user restaurant space with plumbing stubbed in place for kitchen and bathrooms
- All interior walls can be demised as it is currently fully open span construction

- Large garage in rear or incorporate into space for for coolers, storage, or other use
- Space can be divided (1st and 2nd floor separation)
- Access to bus stops and divvy station with Kennedy expressway and blue line L stops within a mile
- Area tenants include: McDonald's, Mariano's, Subway, Forbidden Root Brewery, Lao Pang You, Brasero, West Town Bakery, Roots Pizza, Cleo's and much more

### 2023 TAXES

\$1,390 (Will increase upon occupancy)

### ZONED

B3-2

### LOT SIZE

25x125

### ALDERMAN/WARD

Gilbert Villagas / 36th

### PRICE

Upon Request

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## West Town

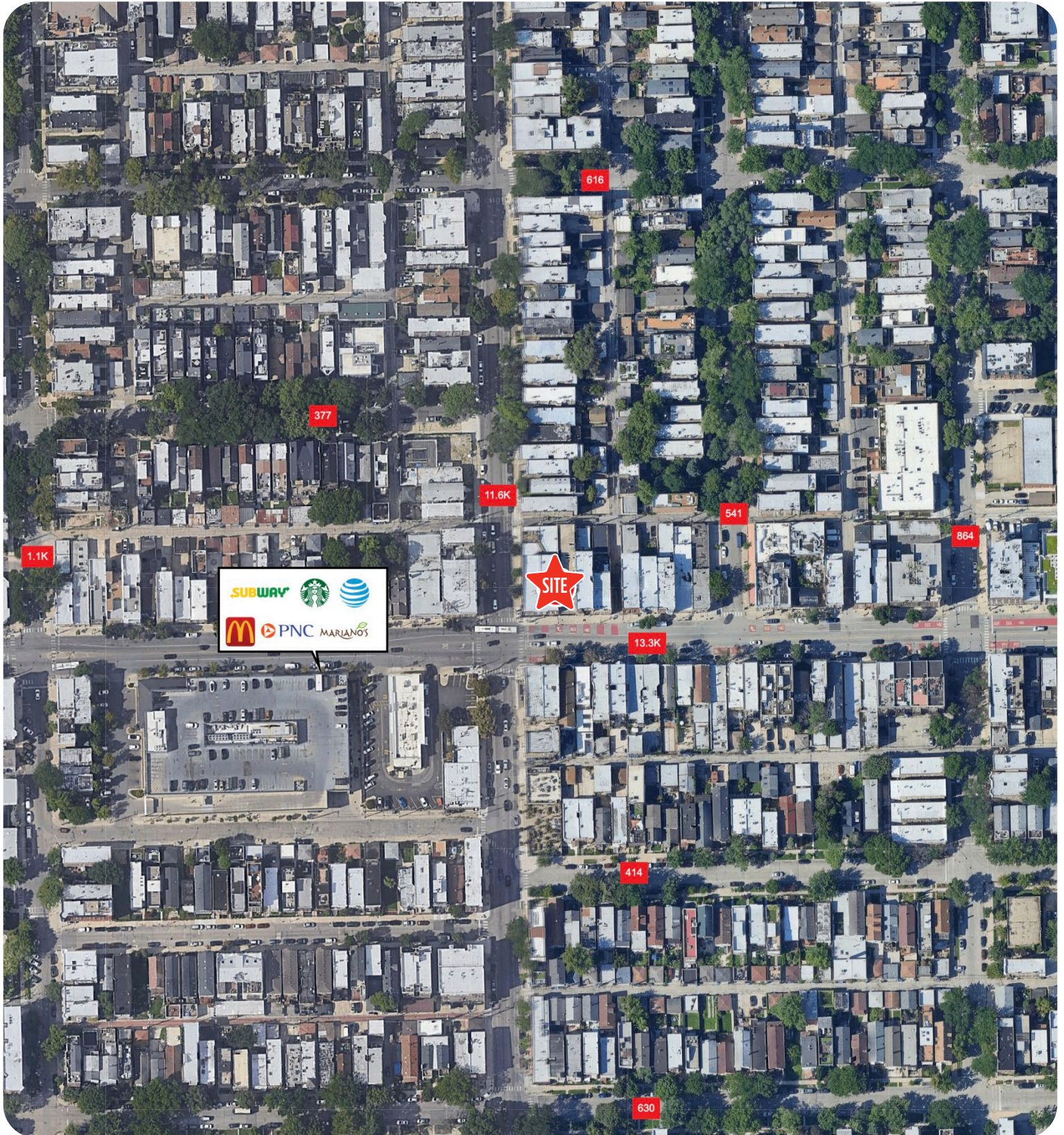
Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the last decade.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.







## AREA DEMOGRAPHICS

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### POPULATION ESTIMATE

1 MILE	3 MILE	5 MILE
59,236	548,135	1,195,248

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$186,011	\$184,937	\$157,031