

# RESTAURANT FOR LEASE



**David Goldberg**  
[david@goldstreetre.com](mailto:david@goldstreetre.com) | (847) 274-8504  
**Allan Perales**  
[allan@goldstreetre.com](mailto:allan@goldstreetre.com) | (312) 852-5526

**9,700 SF Restaurant Space For Lease:** 1612 W Division St | Chicago, IL 60622

# PROPERTY INFO

## The Opportunity:

Goldstreet Partners is excited to present this unique opportunity to lease a nearly turn-key, second-generation restaurant and bar, formerly The Bedford, in the great neighborhood of Wicker Park. This incredible opportunity has a full build out with furniture, fixtures, and equipment ready to be transferred to a new tenant, yielding an incredible savings on the initial investment to reopen the space. High occupancy ability allows the new business to maximize their revenue potential. Tours of the property are available daily, by appointment only.

## Address:

1612 W Division St | Chicago, IL 60622 (Wicker Park)

## Size of Premises:

9,700 square feet

## Zoning:

C1-3

## Alderman:

Alderman Daniel La Spata (1st Ward)

## Ceiling Heights:

16 feet

## Black Iron:

Yes, existing Kitchen



**GOLDSTREET**  
PARTNERS

**David Goldberg**

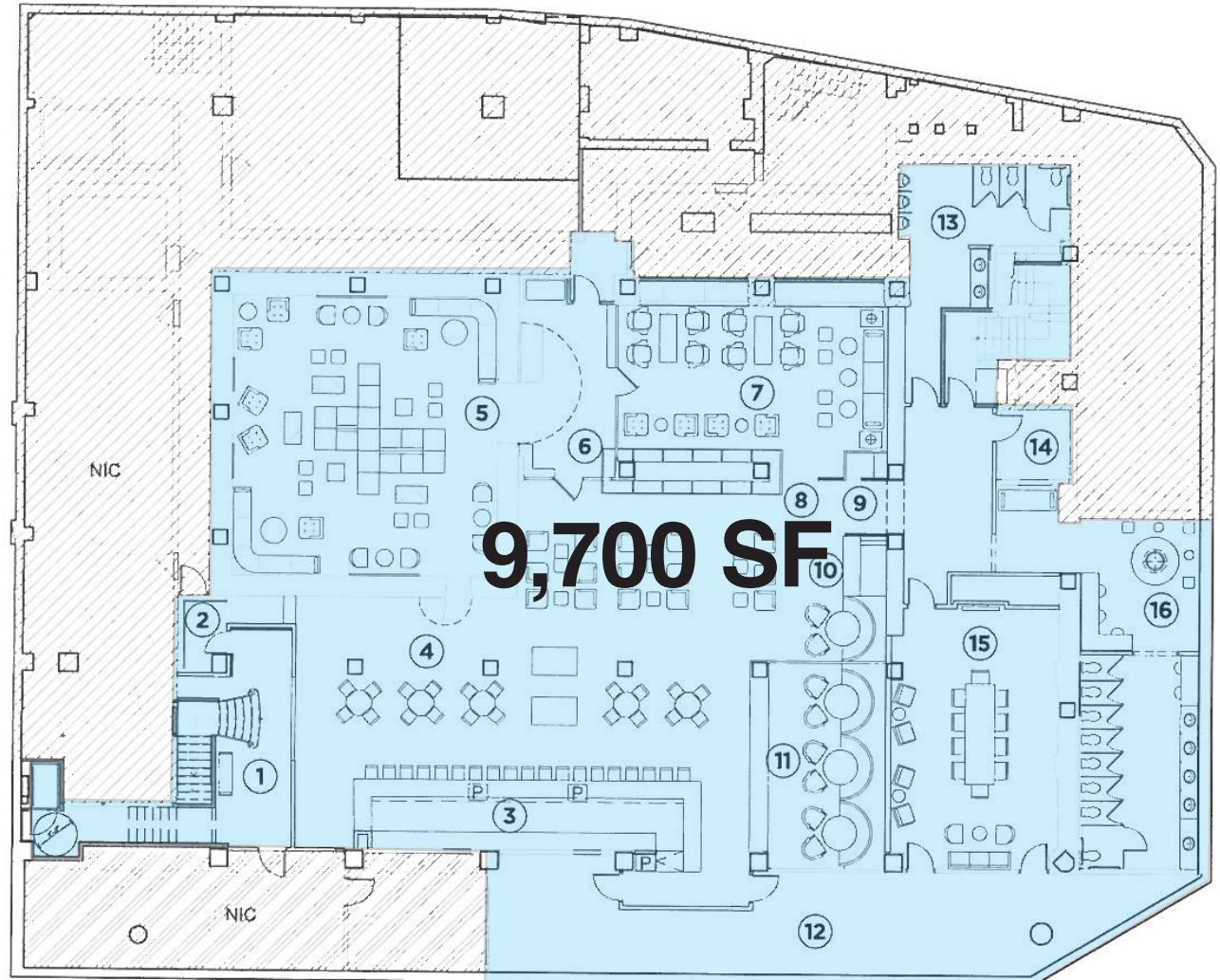
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# FLOOR PLAN



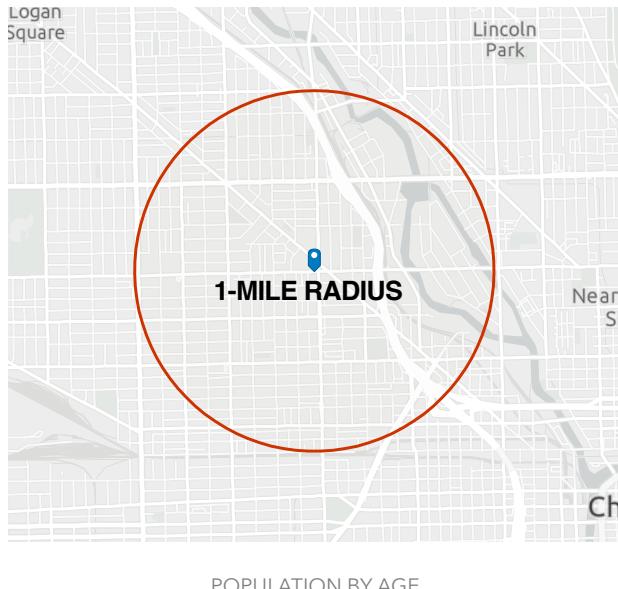
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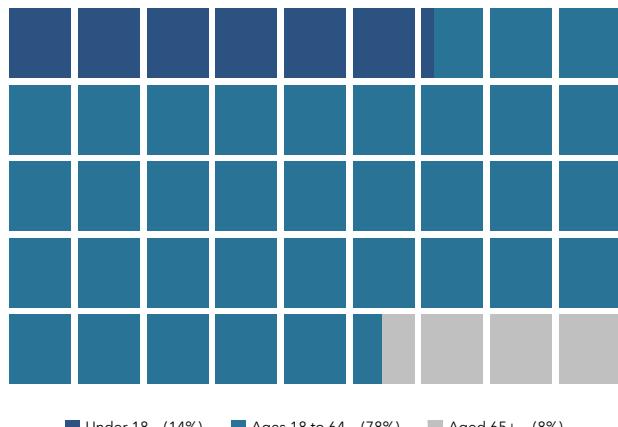


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POPULATION BY AGE



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.  
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# POPULATION TRENDS AND KEY INDICATORS

1612 W Division St, Chicago, Illinois, 60622

54,886	26,957	2.01	33.6	\$117,641	\$506,433	120	113	68
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

## MORTGAGE INDICATORS



\$13,592

Avg Spent on Mortgage & Basics



18.1%

Percent of Income for Mortgage

## POPULATION BY GENERATION



2.8%

Greatest Gen:  
Born 1945/Earlier



10.2%

Baby Boomer:  
Born 1946 to 1964



17.7%

Generation X:  
Born 1965 to 1980



51.2%

Millennial:  
Born 1981 to 1998



12.8%

Generation Z:  
Born 1999 to 2016



5.3%

Alpha: Born  
2017 to Present

