



## AVONDALE HARD CORNER RESTAURANT/BAR OR LAND REDEVELOPMENT

### PROPERTY INFORMATION

- 10,500 SF of land on the Southwest Corner of Kedzie and Elston
- Longstanding 52-Year-Old Diner with Separate Bar
- Amazing Visibility on Extremely Busy High Traffic Intersection
- Restaurant Space is Approx. 2000 SF with counter service, dining room, 10 Ft. Hood and ADA bathroom
- Pole signage on corner of 14 car parking lot
- Bar Space (3536 N. Elston Ave.) is Approx. 2000 SF and has separate entrance.
- Both Spaces Could be Combined for One Larger Concept
- Owner Willing to Land Lease for New Concept (Larger Retail center or Fast Food with Drive Through)

- **Cannabis** Sales by Right
- Easy Access to Kennedy Express and steps to multiple bus lines and divvy stations
- Area Tenants include Jewel, Chase Bank, Home Depot, Floor and Décor, Target, Dunkin Donuts, Portillo's Hot Dog, Joong Boo Market, Honey Butter Fried Chicken and Parachute Restaurant, among many more

#### 2021 TAXES

\$14,025

#### ZONED

C1-1

#### ALDERMAN/WARD

Rodriguez Sanchez / 33rd

#### PRICE

Upon Request

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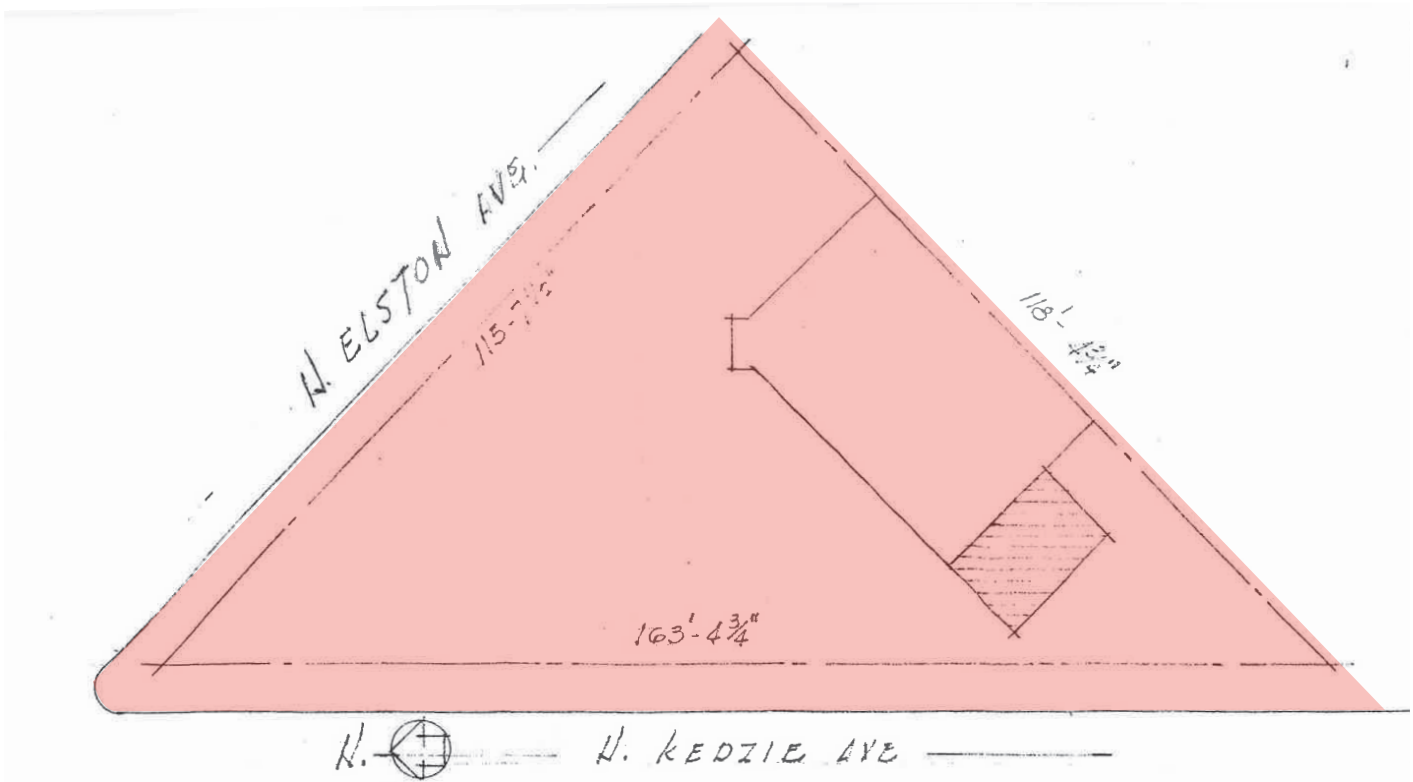














## AVONDALE

Once known as the neighborhood of smokestacks and steeples; Avondale's industrial vibe is just one of the reasons Lonely Planet named it one of the hottest neighborhoods in the country. At the start of the 20th century, Avondale's proximity to the Chicago River and railway corridors attracted industry, including Florsheim Shoes, Olson Rug, and Dad's Root Beer, whose iconic turret is still visible from the Kennedy Expressway today. The Northwest Side neighborhood's chill vibe, tree-lined streets, and public transportation have all the makings of a great neighborhood. But Avondale has plenty more to offer, including eateries and bars for every taste from a Michelin-rated restaurant to longtime neighborhood bars and take-out spots. In addition to bars and restaurants, there is plenty of shopping to do at a mix of unique, locally owned shops. For recreation, residents will have access to the 312 RiverRun trail, a two-mile recreational path that is expected to have the longest pedestrian bridge in the city. Avondale has two CTA Blue Line stops at the Belmont and Addison stations. Several CTA bus routes serve the neighborhood, and there is also easy access to the Kennedy Expressway.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

54,569

3 MILE

539,407

5 MILE

1,220,535

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$105,754

3 MILE

\$125,433

5 MILE

\$113,949