

**FAST CASUAL, LAKEVIEW NEIGHBORHOOD RESTAURANT FOR LEASE****PROPERTY INFORMATION :**

- 814 SF on 2 levels, second generation restaurant, located on Southport, just north of Diversey
- Surrounded by residential buildings, heavy pedestrian traffic and strong household incomes
- First level features tall ceilings (21') w/ take out counter, additional mezzanine seating area (272 SF) and bathroom on the first level; additionally, wide sidewalks allow for potential sidewalk seating in front
- Existing kitchen includes existing 9 ft hood with black iron, full ansil system, three compartment sink and grease traps in place
- 0.6 Miles to the Diversey Brown/Purple Line Train Station, easy access to the Lake Shore Drive, multiple bus stops and Divvy stations

- Area tenants include: Heritage Bicycles, Las Tablas, Bottle and Bottega, Elbo Room, Left Coast, Batter & Berries, Avli Taverna, Love Street, Broken Barrel, Bird's Nest, Sal's Trattoria, Flora Chicago and much more!

SQUARE FOOTAGE 814 SF Total

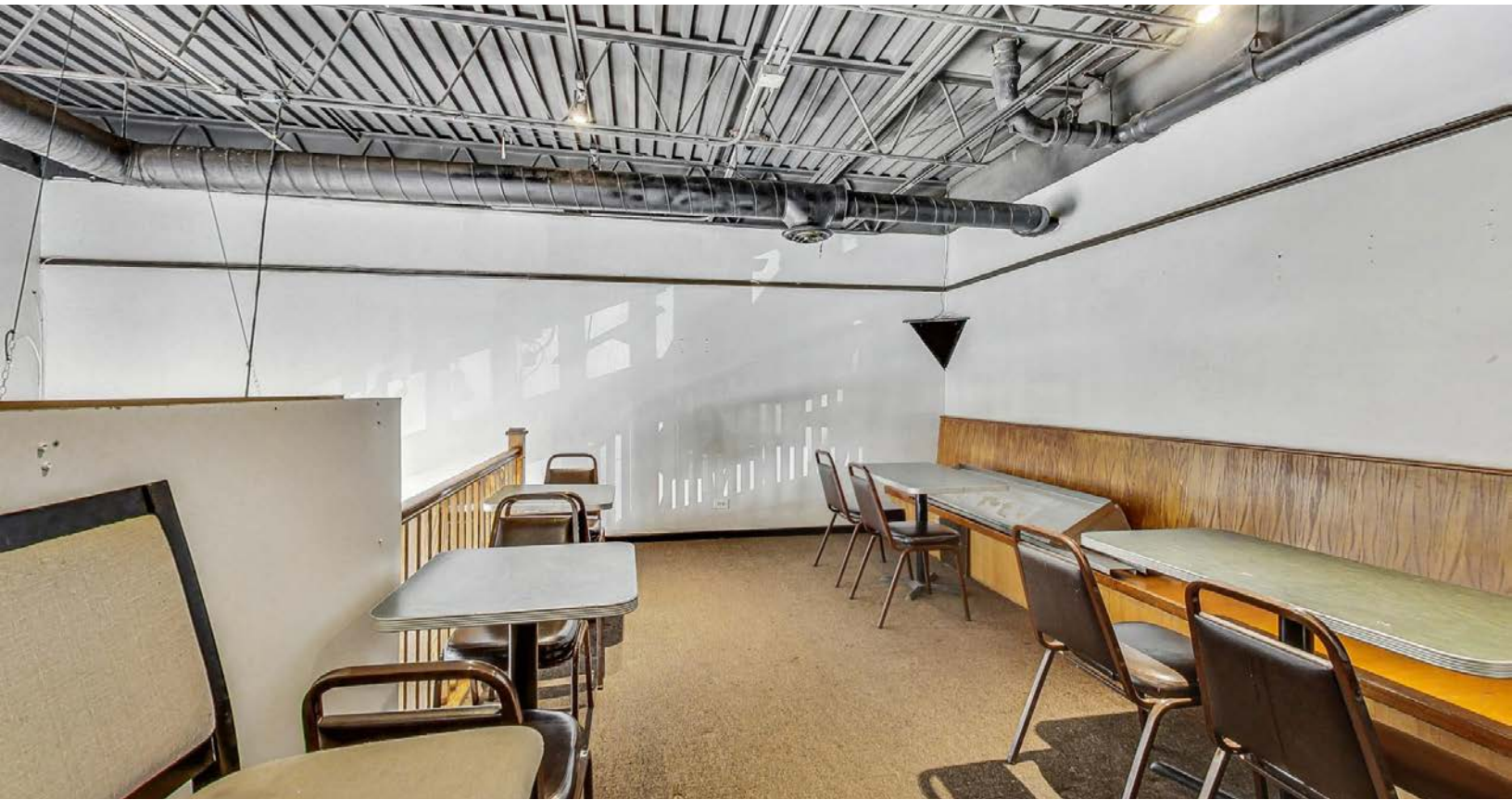
(542 SF on ground floor and 272 SF mezzanine)

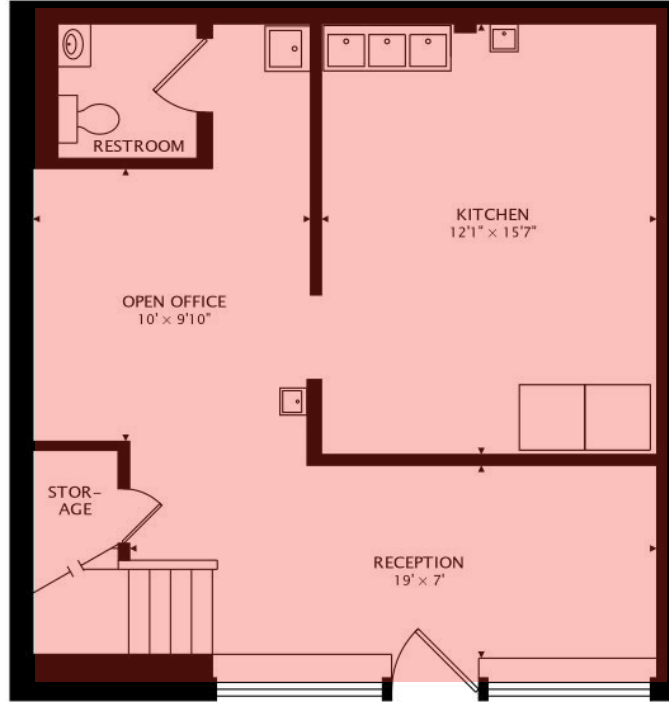
ALDERMAN Scott Waguespack / 32nd Ward**ZONING** B3-2**DYLAN CARRIGAN**

847-507-7353

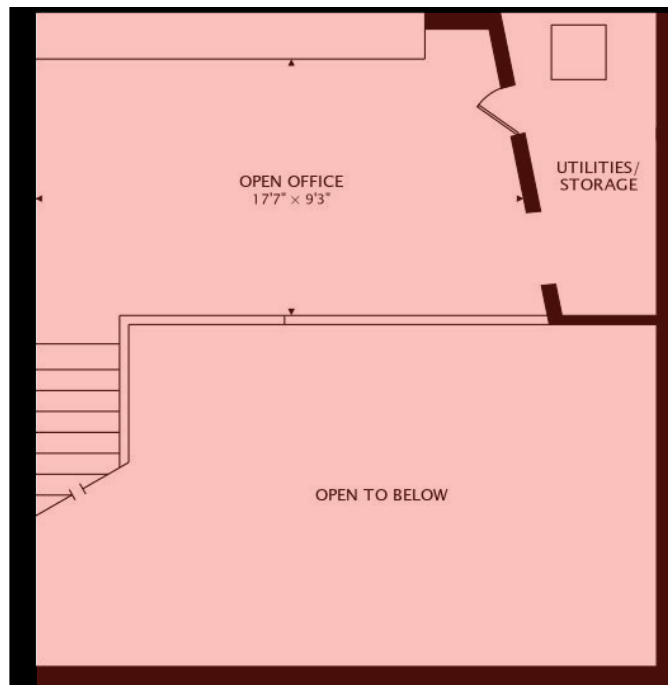
dylancarrigan@atproperties.com







MAIN
610 sq ft



SECOND
295 sq ft



LAKEVIEW

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side.

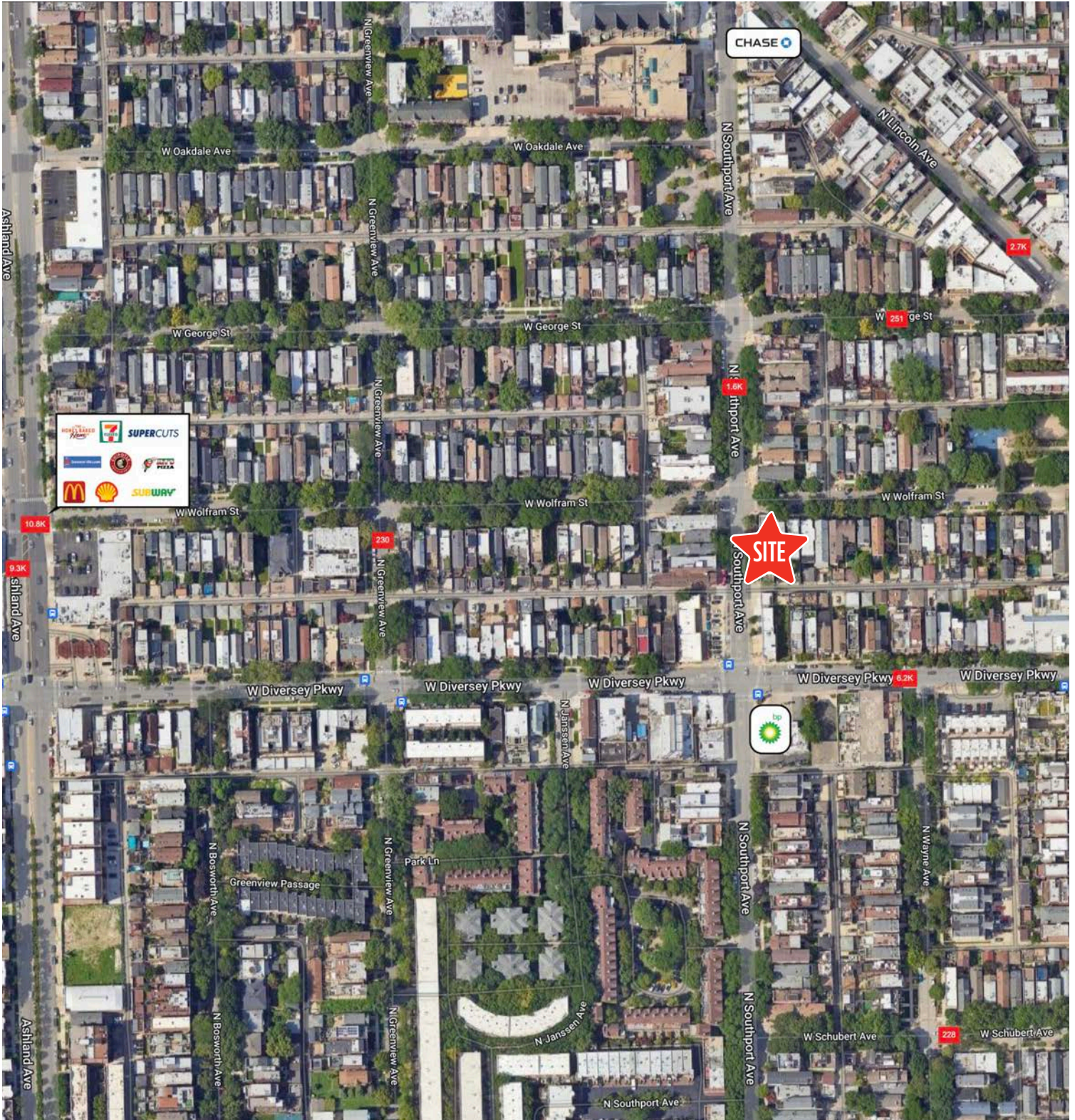
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

73,748

3 MILE

526,457

5 MILE

1,100,647

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$230,919

3 MILE

\$163,019

5 MILE

\$143,932