

# PREMIERE ROGERS PARK RESTAURANT SITE FOR LEASE

## 1146 W. Pratt Blvd. – Rogers Park

Chicago, IL 60626

4,255 SF

New Lower Price



### PROPERTY OVERVIEW

Rarely available former restaurant site off Sheridan Rd. in the historic 160-unit Vivian building. At the corner of Pratt Blvd. and Sheridan Road just north of Loyola University, this iconic site is a fully operational restaurant, retail or hybrid opportunity with many features including:

- Two fully built-out kitchens with equipment, hood and fire suppression system
- Built out bar area and front of house FF&E
- Two ADA bathrooms
- Lots of natural light and open-air feel from operating windows that open to outside
- Highly visible blade signage and other signage opportunities
- Easy alley access for loading/ deliveries
- Private dining room for events or parties
- 4 blocks north of the Loyola University Campus
- 3 blocks from the CTA Morse Red Line Station with easy access to downtown and North Shore
- 1 block from Loyola Beach
- Easy access to the North Shore and throughout Chicago for large delivery route
- Perfect site with two kitchens for dine-in, take-out and delivery

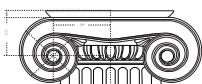
### LOCATION

The Sheridan Road corridor is one of the most popular destinations on Chicago's far north side for shopping, dining and entertainment. Anchored by Loyola University and surrounded by dense neighborhoods, this corridor has a wide range of national and local tenants such as: Target, Chipotle, Raising Caine's, CVS, Seven-Eleven, Hampton Inn Hotel, Starbucks, Khmai Cambodian Fine Dining, BobNGrill and more.

Located in the heart of Rogers Park's Sheridan Road Corridor, which has over 22,000 VPD, the property has convenient access to CTA train stations, bus stops and street parking. Chicago's Loyola Park and Lakefront Trail are just east of the property. The area boasts a dense population within 1 mile of 69,307 and a daytime population of 58,192.

### LEASE RATE

\$24.00 PSF NNN  
\$8.50 CAM/Taxes



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## INTERIOR PHOTOS

Private Dining Area



Main Dining Area



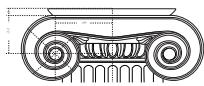
Window Seating Area – Windows Open for Open-Air Dining



Kitchen #1



Kitchen #2



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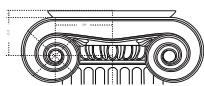
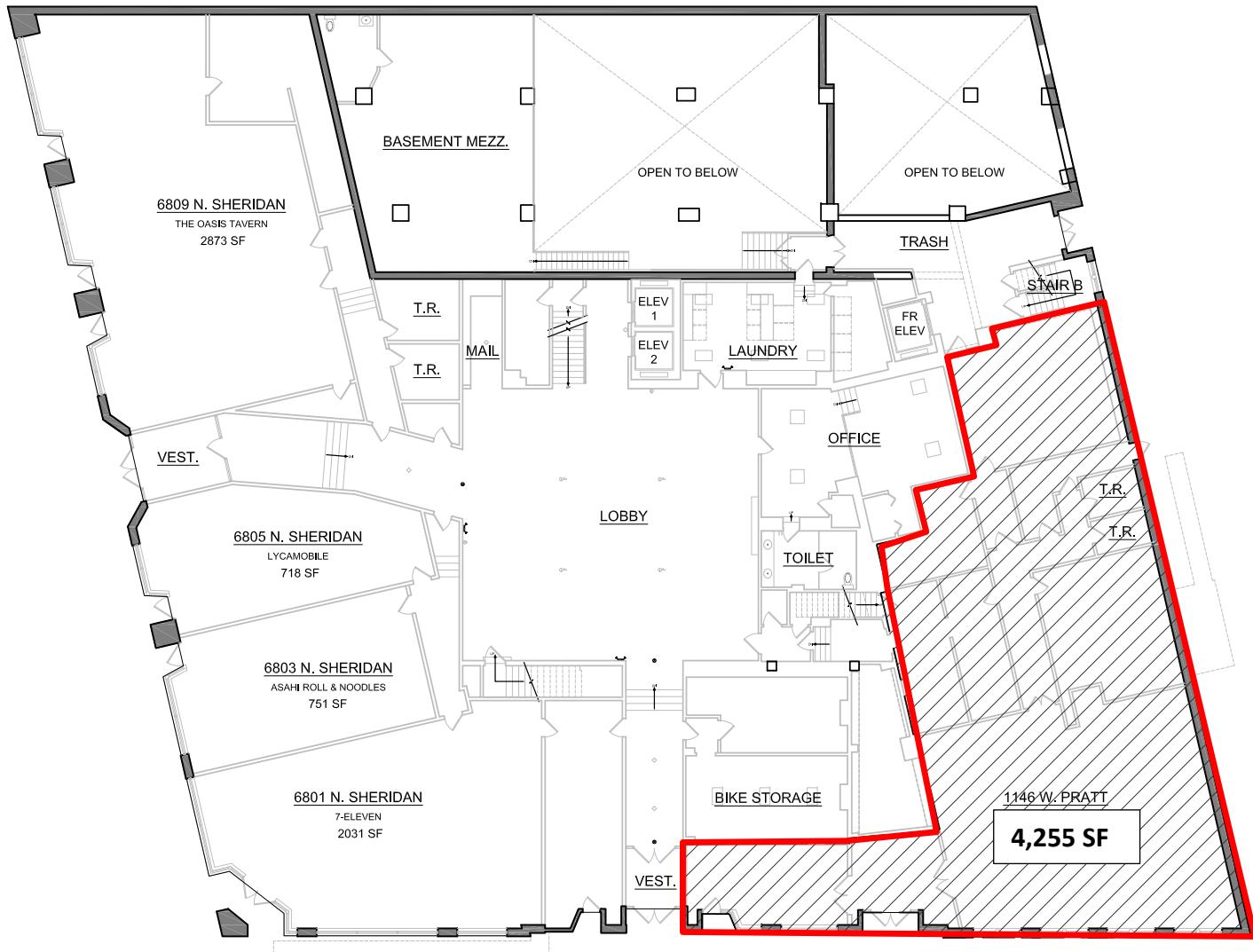
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## FLOOR PLAN



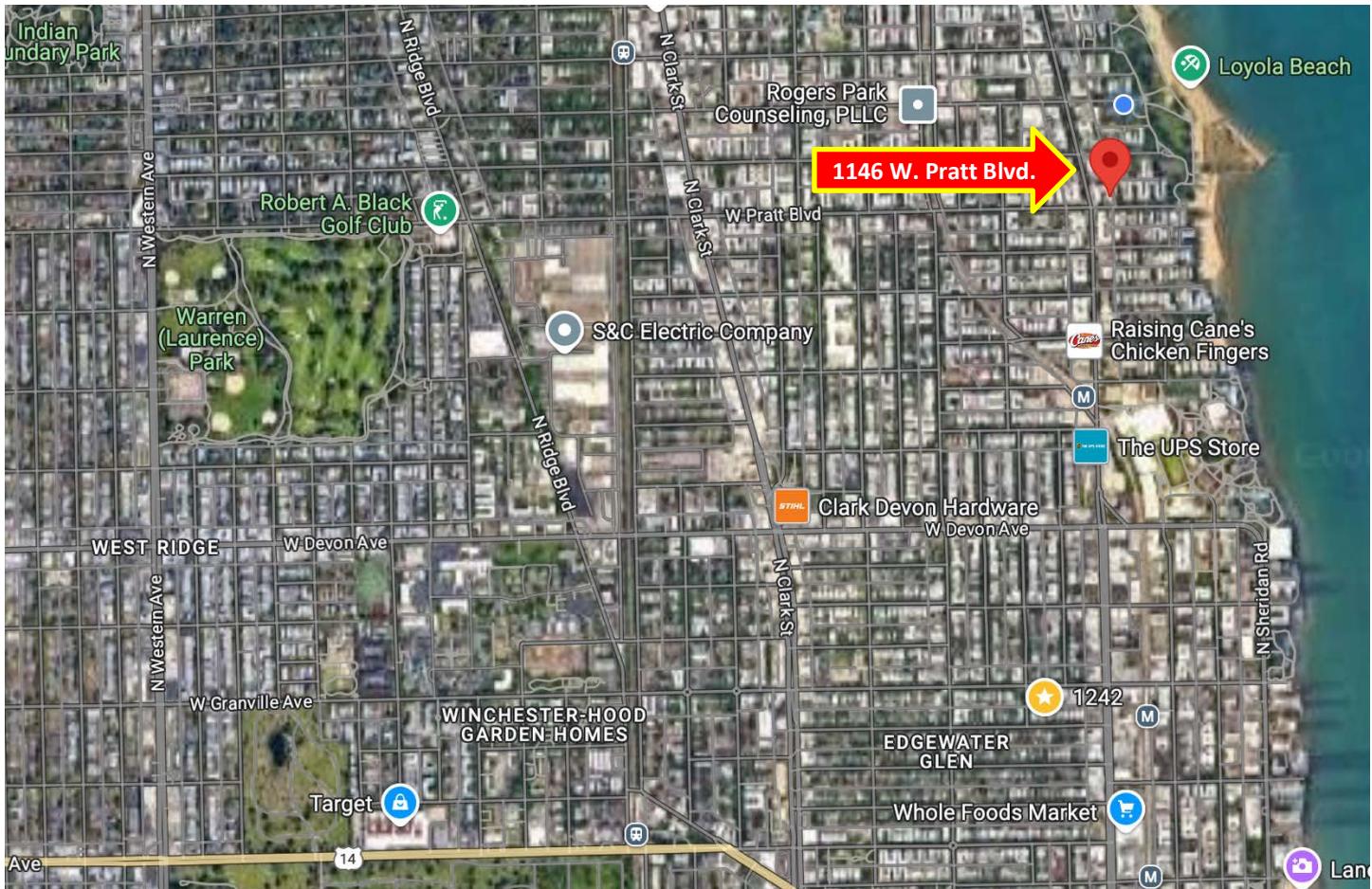
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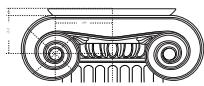
## MARKET AREA



## AREA NATIONAL RETAILERS



The area has over 65 local and regional tenants within blocks of the site.



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