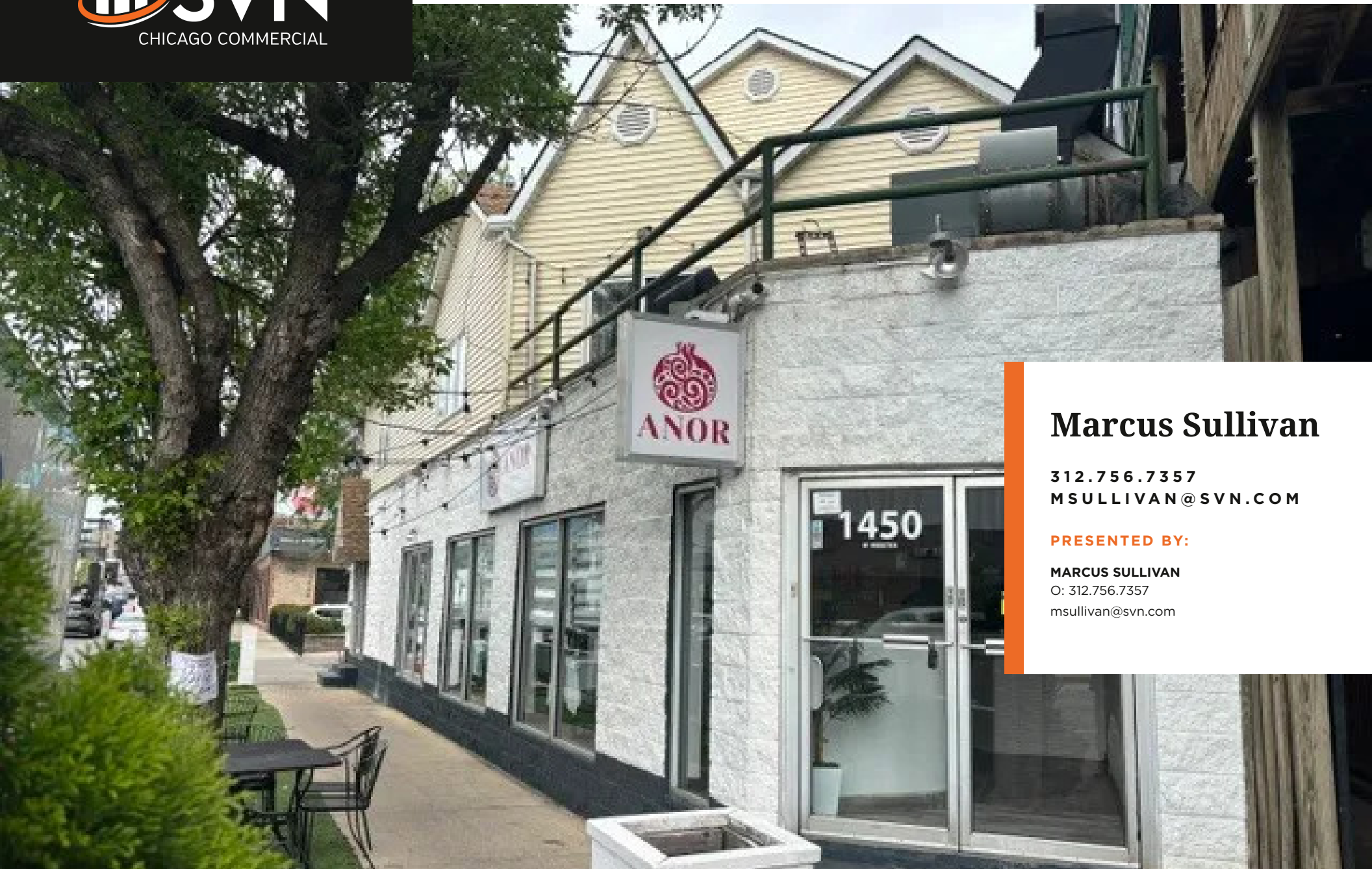




Lincoln Park Second Gen Restaurant



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PROPERTY SUMMARY

LINCOLN PARK SECOND GEN RESTAURANT FOR LEASE

1450 WEST WEBSTER AVENUE
CHICAGO, IL 60614

OFFERING SUMMARY

LEASE RATE:	\$39 SF/yr (NNN)
NET CHARGES:	\$17.69
AVAILABLE SF:	2,100 SF
SPACE TYPE:	Restaurant
ZONING:	B1-2
AREA:	Lincoln Park



PROPERTY SUMMARY

Fully improved restaurant opportunity available at 1450 West Webster Avenue in the heart of Chicago's thriving Lincoln Park trade area. The turnkey ground-floor space features an existing restaurant buildout including a small bar, full commercial kitchen, and a fully improved basement equipped for storage, refrigeration, prep, and dishwashing operations. The property offers ±39' of prime frontage along West Webster Avenue with the ability to incorporate a substantial outdoor dining component, creating exceptional street presence and customer visibility. The location benefits from strong surrounding demand drivers including Webster Place, the new Advocate Outpatient Center, and nearby DePaul University, while offering convenient access from across the city via nearby major thoroughfares and public transportation.

PROPERTY HIGHLIGHTS

- Fully improved restaurant opportunity at 1450 West Webster Avenue in Chicago's premier Lincoln Park trade area
- Existing buildout includes a small bar, full commercial kitchen, and turnkey restaurant infrastructure
- Fully improved basement with dedicated storage, refrigeration, prep, and dishwashing areas
- Approximately 39 feet of frontage along West Webster Avenue providing excellent visibility and branding opportunity
- Ability to add a significant outdoor dining component
- Strong surrounding demand drivers including Webster Place and the new Advocate Outpatient Center
- Close proximity to DePaul University and dense surrounding residential neighborhoods
- Located within an established retail and dining corridor with strong daytime and evening traffic
- Ideal opportunity for restaurant, café, or hospitality concepts seeking a turnkey urban location



Full Commercial Kitchen



Large Outdoor Space



Finished Interior

KEY DEMAND DRIVERS IN THE AREA

Located in the heart of Lincoln Park, West Webster Avenue offers a premier restaurant opportunity surrounded by affluent demographics, dense residential population, and strong consumer demand. Positioned just west of the Webster & Clybourn intersection, the corridor benefits from a vibrant mix of national retailers, boutique fitness concepts, entertainment venues, and popular local dining destinations that drive consistent daytime and evening traffic. The area is further energized by major developments such as Lincoln Yards and the thriving retail corridor along North Clybourn Avenue, attracting new residents, businesses, and visitors. Surrounded by Lincoln Park, Bucktown, and Lakeview, the location draws a highly desirable customer base of young professionals, families, and high-income households with strong dining and entertainment spending habits. Excellent walkability, bike accessibility, and convenient access to major thoroughfares make the property a natural destination for neighborhood residents and visitors alike. Combined with its strong visibility, established restaurant ecosystem, and proximity to DePaul University and major employment centers, Webster Avenue presents an exceptional opportunity for restaurant, café, and hospitality operators seeking a high-profile presence in one of Chicago's most dynamic neighborhoods.

Demand Drivers

- Excellent Lincoln Park Location
- Large Outdoor Dining Space
- Fully Built Out Commercial Kitchen
- Numerous Area Demand Generators
- Close Proximity to University of DePaul
- Strong Area Demographics

PROPERTY DETAILS

LEASE RATE

\$39 SF/YR

LOCATION INFORMATION

BUILDING NAME Lincoln Park Second Gen Restaurant
For Lease

STREET ADDRESS 1450 West Webster Avenue

CITY, STATE, ZIP Chicago, IL 60614

COUNTY Cook

MARKET Chicago

SUB-MARKET Lincoln Park

CROSS-STREETS Webster and Clybourn

BUILDING INFORMATION

BUILDING SIZE 4,000 SF

TENANCY Multiple

NUMBER OF FLOORS 1

AVERAGE FLOOR SIZE 2,100 SF

YEAR BUILT 2005

YEAR LAST RENOVATED 2023

PROPERTY INFORMATION

PROPERTY TYPE Retail

PROPERTY SUBTYPE Restaurant

ZONING B1-2

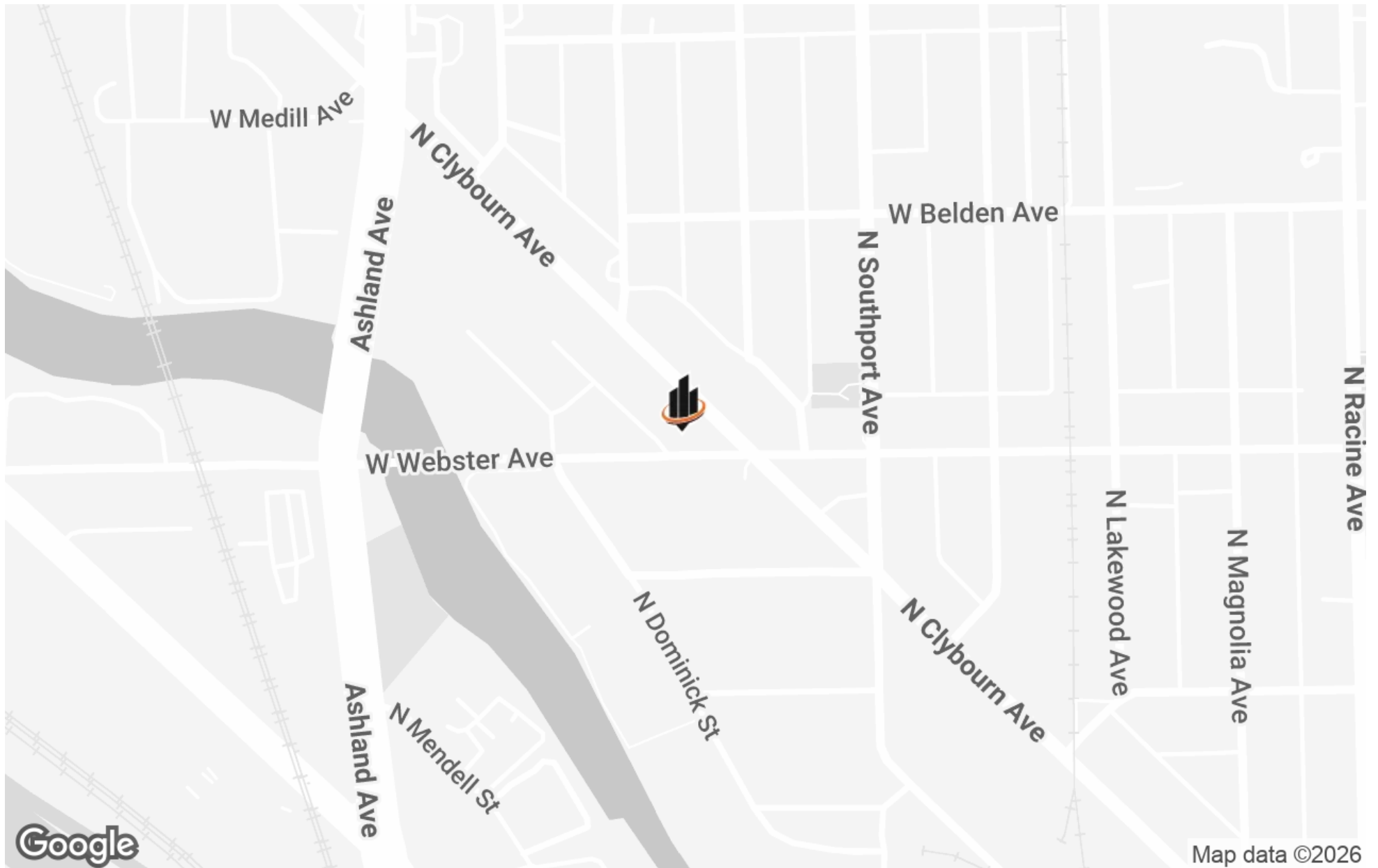
PROPERTY PHOTOS



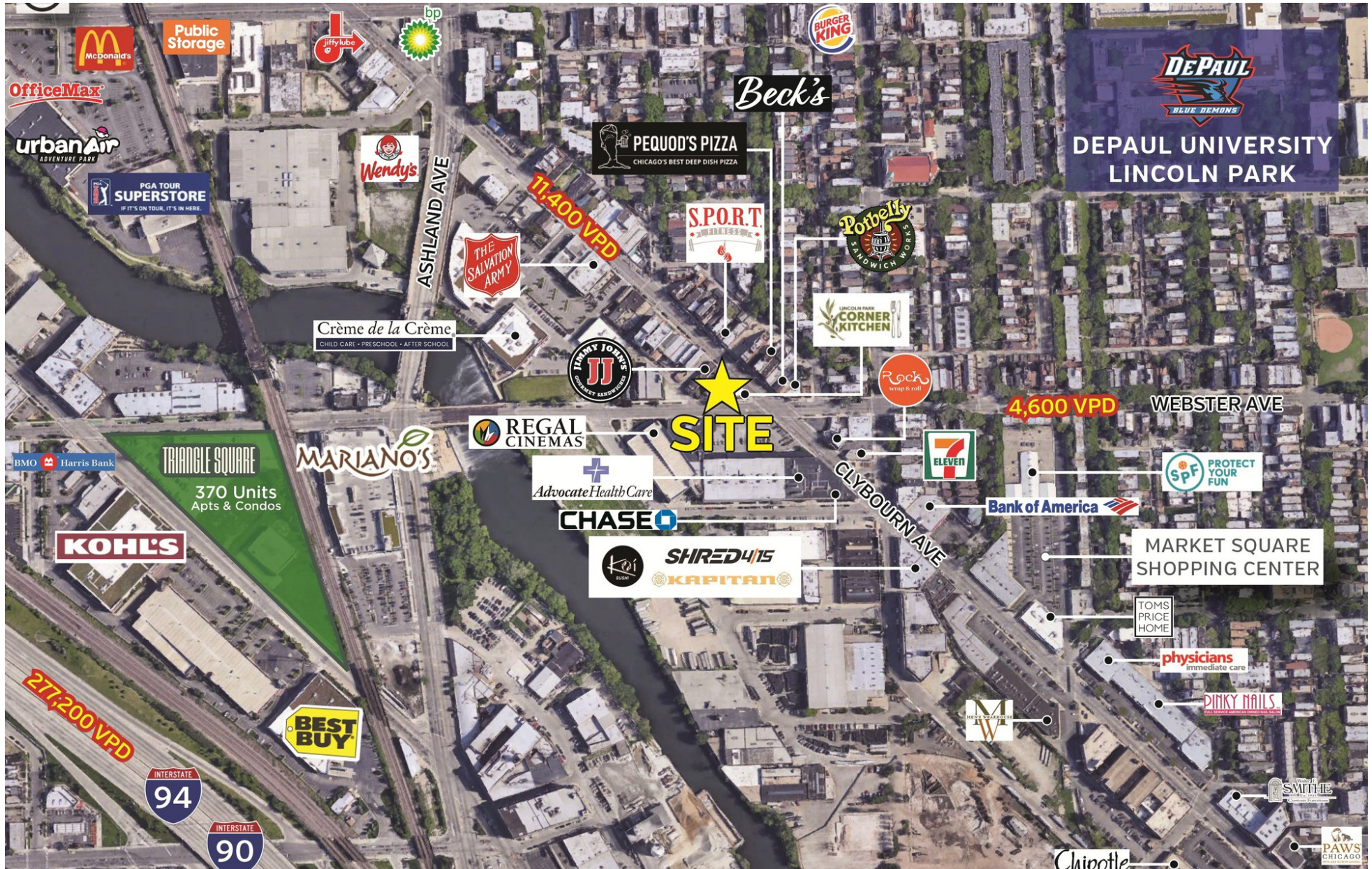
INTERIOR PHOTOS



LOCATION MAP



1450 WEST WEBSTER RETAIL MAP



1450 WEST WEBSTER AERIAL





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