



Fully Equipped Bakery & Commercial Kitchen — For Lease

5742–5744 N. Milwaukee Avenue, Chicago,
Illinois 60646 | Gladstone Park / Norwood
Park

3,799 SF GROUND FLOOR

\$6,500/MONTH MODIFIED GROSS

AVAILABLE UPON LEASE EXECUTION

The Opportunity

The entire ground floor of a 1920 two-story masonry building on North Milwaukee Avenue is available for lease — delivered **fully equipped and ready for your concept**. The premises encompass 3,799 square feet of retail frontage with a large, working commercial kitchen behind it.

This is a historic bakery address. The space was home to **Gladstone Park Bakery**, a neighborhood institution known across the Far Northwest Side for its decorated cakes. The ground floor was **renovated in 2022** for the bakery operating there today. The bones, the plumbing, the power, and the kitchen are already in place and already permitted for food production. A tenant walks into a functioning bakery — not an empty box.

The scale of the kitchen is what separates this property from anything else on the corridor. It was built to produce at volume, not to serve a single storefront. That creates an equally strong fit for an operator adding a second bakery location, a commissary or central production kitchen supporting multiple accounts, wholesale customers, catering operations, or a ghost kitchen concept. Retail frontage on Milwaukee Avenue comes with it either way.

Why This Space Stands Apart

- **Historic bakery address** — neighborhood trust already built
- **Rebuilt in 2022** — modern systems, current code
- **Production-scale kitchen** — built for volume, not just retail
- **Fully permitted** for food production from day one
- **Retail frontage** on high-traffic Milwaukee Avenue included

Space & Lease Terms

Straightforward, all-in pricing with no year-end surprises — what you see is what you pay.

Term	Detail
Premises	Entire ground floor, 3,799 SF retail + commercial kitchen
Building	Two-story masonry, 7,598 GSF, built 1920
Asking Rent	\$6,500/month · \$78,000/year · \$20.53/SF
Lease Type	Modified Gross — one payment covers base rent, taxes, CAM, and landlord insurance
Term	Five years, with renewal option available
Security Deposit	One month — \$6,500
Zoning	B3-1 Community Shopping District
Equipment	Included, landlord-owned for the term
Availability	Upon lease execution

On this corridor, published rates are base rent only — taxes, CAM, and insurance are billed on top and reconciled at year end. At \$6,500/month, the total occupancy cost here is a **fixed, known figure**. The kitchen comes with it.

Rent at a Glance

\$6,500
Per Month

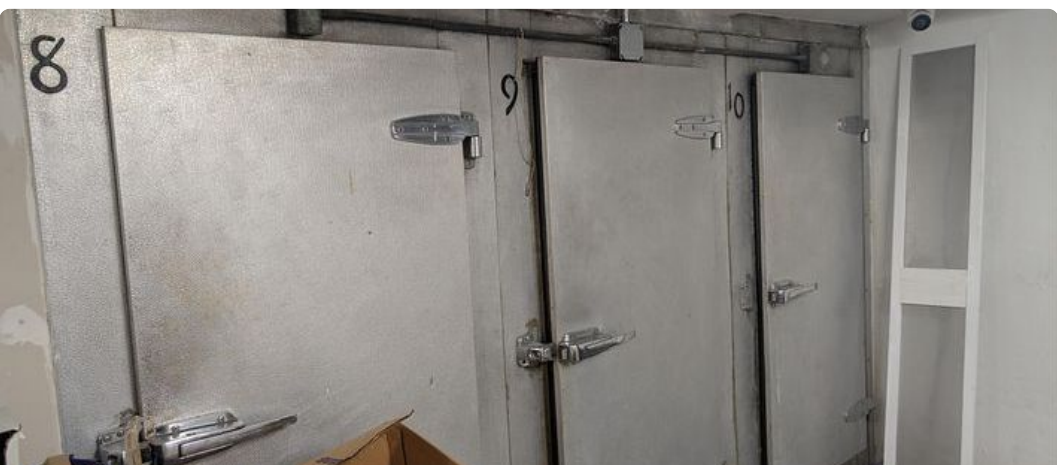
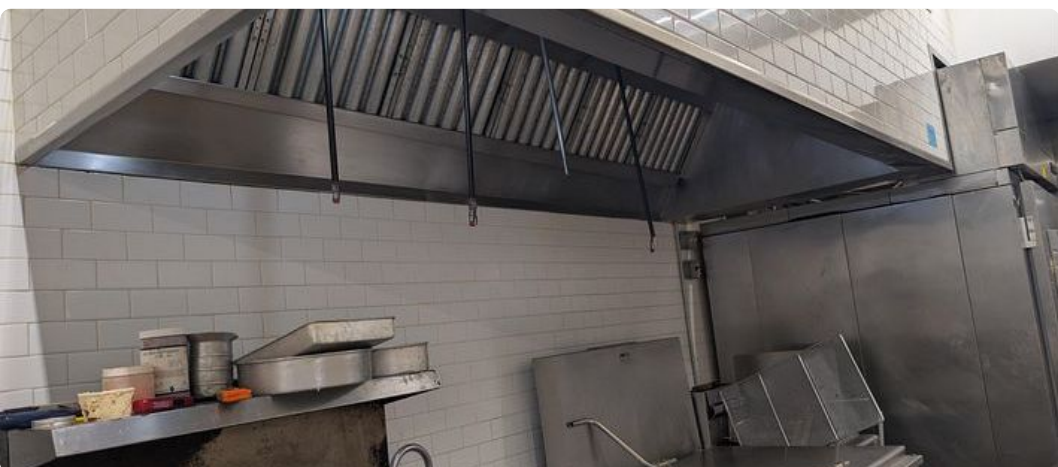
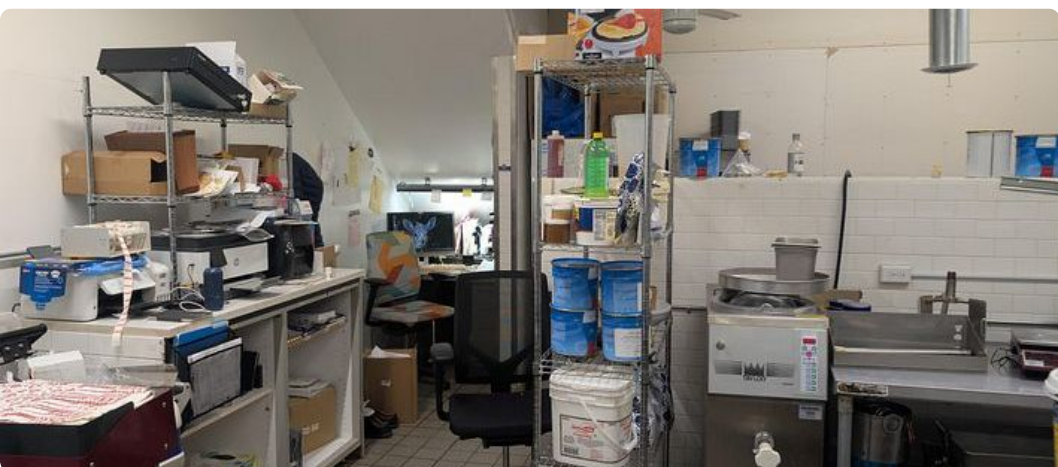
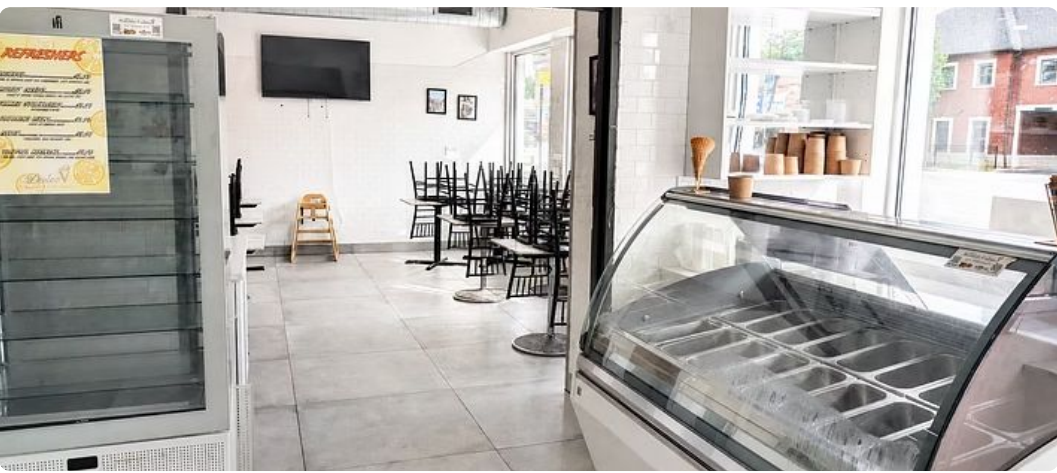
All-in modified gross

\$20.53
Per SF / Year

Total occupancy cost

Renewal Options Available

Photo Tour



Fully Equipped — Walk In and Operate

The furniture, fixtures, and equipment remain with the premises and are landlord-owned for the term and any renewals. The tenant maintains, repairs, and replaces as needed, carries service contracts on major systems, and insures the equipment at full replacement cost. There is no capital outlay to outfit the kitchen — the anchor pieces are already in place.



Middleby Marshall Oven

Commercial conveyor oven engineered for high-volume baking. Consistent, repeatable results across every production run.



Hobart Equipment + Commercial Mixers

Hobart is the industry standard for commercial food prep. Multiple mixers in place means parallel production runs without bottlenecks.



Walk-In Cooler & Walk-In Freezer

Full cold-storage capacity to support large-scale production, wholesale accounts, and advance prep for catering or commissary operations.



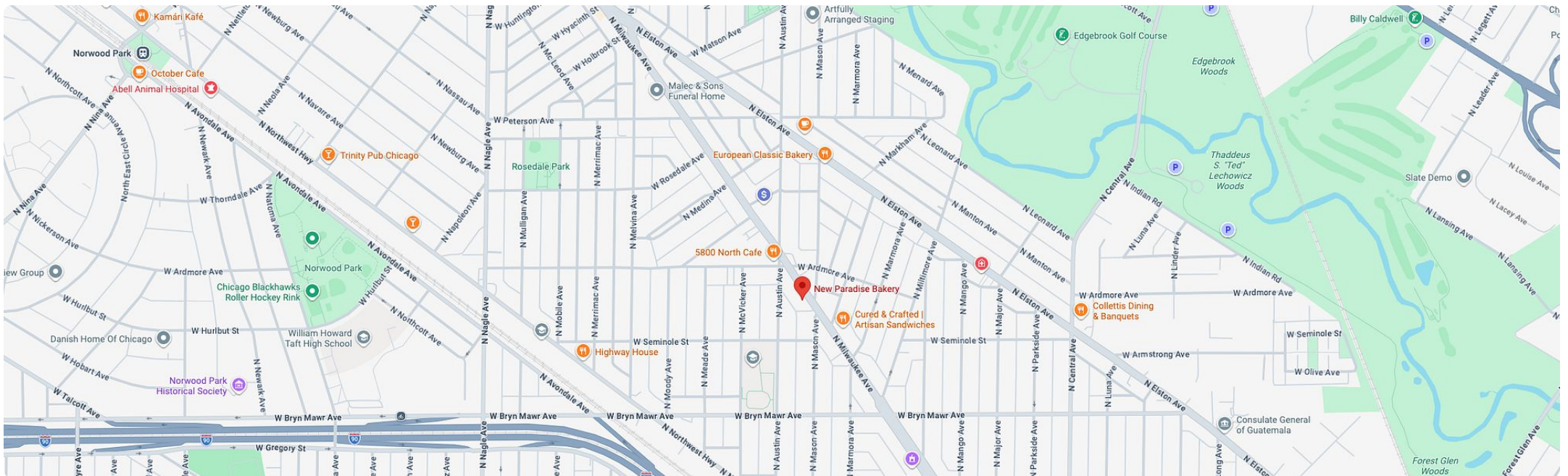
Full Retail Display & Service Counter

A turnkey retail front facing Milwaukee Avenue — display cases, service counter, and customer-facing finishes already in place and operational.

Location & Trade Area

Milwaukee Avenue through Gladstone Park and Norwood Park is a **dense, established, high-income residential trade area** with a hundred-year history of independent food retail. The Northwest City submarket sits at approximately **3.0% retail vacancy** — demand for viable food-service real estate here consistently outpaces supply.

Most of what is marketed on this stretch runs between 1,100 and 2,500 square feet. A 3,799 SF equipped floor with production capacity is a **genuinely scarce piece of real estate on this corridor**.



Traffic

10,535 vehicles/day at the door
14,888 at Milwaukee & Medina

Walkability

Walk Score 100 — a perfect walker's paradise

Transit

Gladstone Park Metra (UP Northwest Line) **0.4 miles** away

Parking

Street parking on Milwaukee Avenue and surrounding side streets

Demographics — A Proven Consumer Base

The trade area surrounding 5742 N. Milwaukee Avenue is affluent, dense, and growing. Both the one-mile and three-mile rings post median household incomes above \$100,000, reflecting the purchasing power of the Gladstone Park and Norwood Park neighborhoods.

23.4K

Residents (1 Mile)

9,190 households in the immediate neighborhood

\$102K

Median HHI (1 Mile)

High-income, food-quality-conscious consumer base

7,914

Daytime Employees (1 Mile)

Weekday lunch and catering demand generators

220K

Residents (3 Miles)

83,285 households across the broader trade area

\$100K

Median HHI (3 Miles)

Consistent household income throughout the trade ring

93K

Daytime Employees (3 Miles)

Broad regional demand for wholesale and catering

❏ The submarket retail vacancy rate is approximately **3.0%** — one of the tightest in the Northwest City corridor. Equipped food-service space at this scale is rarely available here.

Ideal Uses for This Space

The combination of retail frontage, production-scale kitchen, and all-in lease structure makes this premises uniquely flexible. It fits a wide range of operating models — and it is rare to find a single location that serves all of them equally well.

Second Bakery or Pastry Location An existing operation with an established brand and proven recipes can step into a fully equipped facility without the capital cost of a build-out. Retail frontage on Milwaukee Avenue provides immediate customer visibility in a neighborhood with a century of bakery culture.	Commissary or Central Production Kitchen The kitchen was built for volume, not for a single counter. Multiple delivery routes, wholesale accounts, or licensed shared-kitchen operators can run simultaneously. The walk-in cooler and freezer, multiple mixers, and Middleby Marshall oven support multi-shift production schedules.	Wholesale Baking or Specialty Food Manufacturing Supplying grocery accounts, foodservice distributors, or restaurant groups requires reliable volume capacity and cold storage. This facility is already configured and permitted for exactly that production profile.
Catering Operation A catering business benefits from both the production depth of the kitchen and the legitimacy of a street-front address for client meetings and pick-up orders. The retail counter can double as an order window or event-prep staging area.	Ghost Kitchen or Multi-Brand Delivery Operation Delivery-only brands and virtual restaurant operators need production space without the overhead of a dine-in footprint. The B3-1 zoning, existing equipment, and Milwaukee Avenue address support a fully operational ghost kitchen from day one.	Café, Gelateria, Pizzeria, or Italian Concept Operators running a café, deli, gelateria, or Italian food concept can leverage the existing refrigeration, ovens, and display counter without starting from scratch. The infrastructure translates across a wide range of food and beverage formats.

The Building & Neighborhood

5742–5744 N. Milwaukee Avenue sits in the heart of **Gladstone Park**, one of Chicago's Far Northwest Side neighborhoods with a deeply rooted identity around independent food retail. The building is a two-story masonry structure built in 1920 — 7,598 gross square feet total — with the entire ground floor dedicated to this lease opportunity.

A Historic Food Address

Gladstone Park Bakery occupied this space for decades, earning loyal customers across Norwood Park, Jefferson Park, and Edison Park. That heritage translates into immediate community recognition for the next operator. When locals walk by and see the lights on and product in the window, they already know what the space is for.

The ground floor was **renovated in 2022** — new plumbing, new electrical, current code, modern equipment — while preserving the building's masonry character and retail presence on the avenue.

Northwest City Submarket Context

The Northwest City submarket — which includes Gladstone Park, Norwood Park, Jefferson Park, and Portage Park — is one of Chicago's most stable food-service corridors. Retail vacancy sits at approximately **3.0%**, demand from operators consistently outpaces available space, and the tenant mix skews toward independent operators with long histories in the neighborhood.

The B3-1 Community Shopping District zoning permits a broad range of food-service, retail, and production uses without requiring a special use or variance for standard bakery and commissary operations.

Schedule a Showing

How to Proceed

Interested parties are welcome to **stop in as a customer** to see the space and the neighborhood firsthand before scheduling a formal showing. Please refrain from speaking with the staff during any informal visit.

Formal showings are available upon request. **The listing broker must accompany all showings.**

- ❏ All information has been obtained from sources believed reliable, including the property owner, public records, and third-party market data. Square footage, rents, equipment condition, and operating figures are approximate and subject to verification. Terms are subject to change and the premises are subject to prior lease.



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