

FOR LEASE - RESTAURANT

1811 W North Avenue, Chicago, IL

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2,200 SF 2ND GEN RESTAURANT IN THE HEART OF WICKER PARK/BUCKTOWN

SPACE HIGHLIGHTS

- 2,200 sf restaurant in the heart of Wicker Park
- Over \$250,000 of improvements in 2024
- Turnkey, ready for occupancy
- On site parking
- Seating for over 40
- No key money
- Pylon signage

MIKE ROURKE

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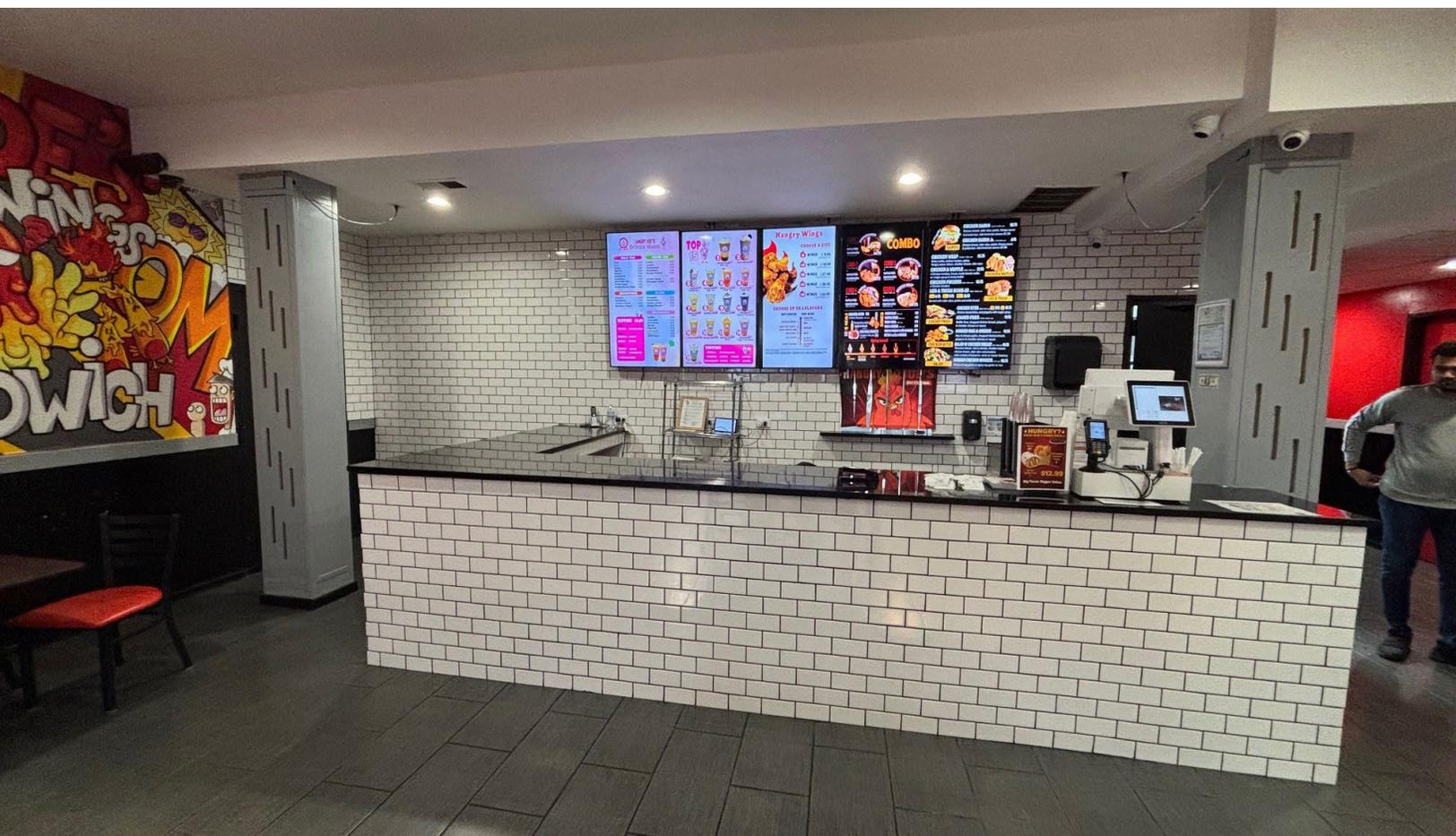
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SPACE OVERVIEW

Second-generation restaurant available for lease in the heart of Wicker Park. Turnkey space features existing kitchen infrastructure, prominent street frontage, and strong foot traffic, ideal for concepts seeking a vibrant, established dining corridor.











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retail and traffic information

As an artists' community, nightlife hotspot, foodie destination, and shopping mecca, Bucktown is undisputedly one of Chicago's trendiest neighborhoods. Bucktown's restaurant scene is diverse and local friendly. Residents also enjoy a unique mix of independent bookstores, shops, bars, galleries, and theaters. Meanwhile, upscale retailers have made the neighborhood a designer destination. Overlooking the six corners intersection, a stunning Art Deco skyscraper is now a modern boutique hotel with a rooftop bar and amazing views. A stately historic bank building on the corner is now home to a pharmacy with stunning archways and stained-glass ceilings. Located a few miles northwest of The Loop, Bucktown has a variety of housing including modern new construction, stately brownstones, and loft apartments and condominiums.



demographics

	1 mile	3 mile	5 mile
2020 Estimated Population	57,128	561,659	1,204,421
2020 Estimated Households	28,702	284,980	546,644
2020 Estimated Average Household Income	\$162,412	\$141,550	\$119,729

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