

FOR LEASE

2500 W Chicago Ave, Chicago, IL

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BUILT OUT FINE DINING RESTAURANT

PROPERTY HIGHLIGHTS

Fully built-out restaurant space located in the heart of West Town along Chicago Avenue's growing restaurant corridor. The space offers an existing restaurant layout with infrastructure in place, making it ideal for an operator seeking a move-in-ready opportunity. Positioned among new and up-and-coming dining concepts, the property benefits from strong neighborhood foot traffic, dense residential surroundings, and excellent visibility. Convenient access to public transportation and major roadways. A rare chance to establish a presence in one of Chicago's most dynamic and evolving food destination.

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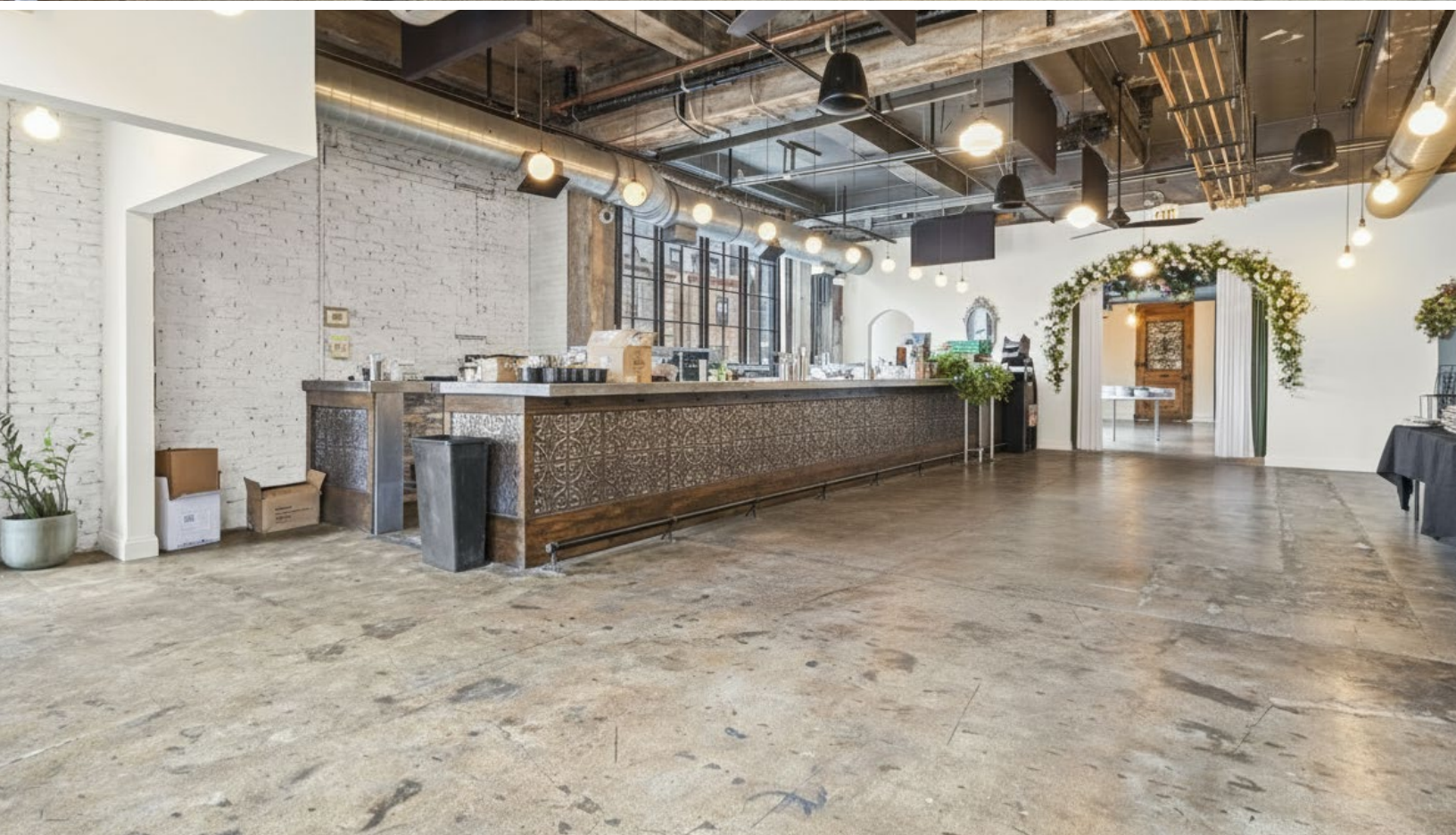
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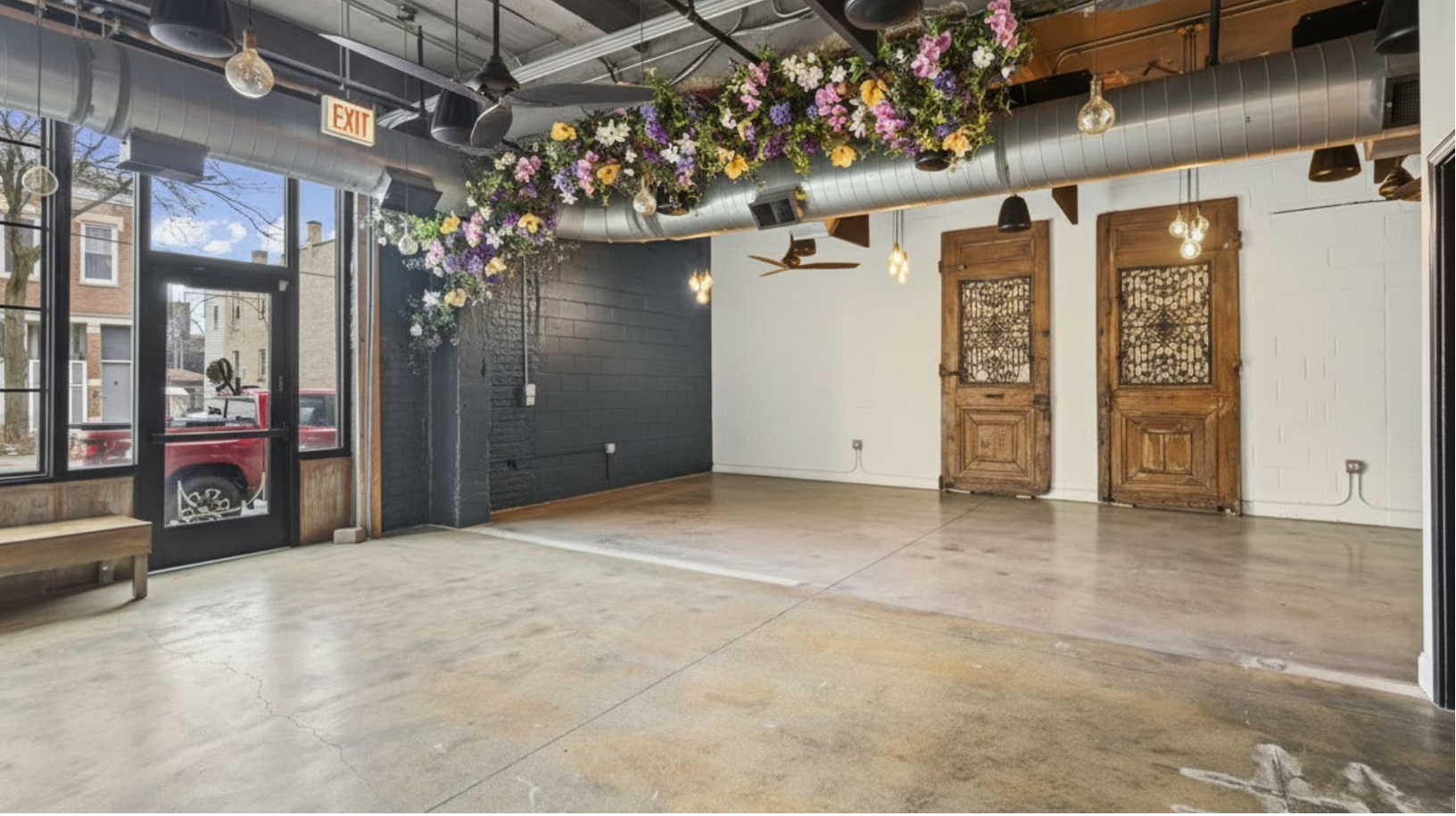
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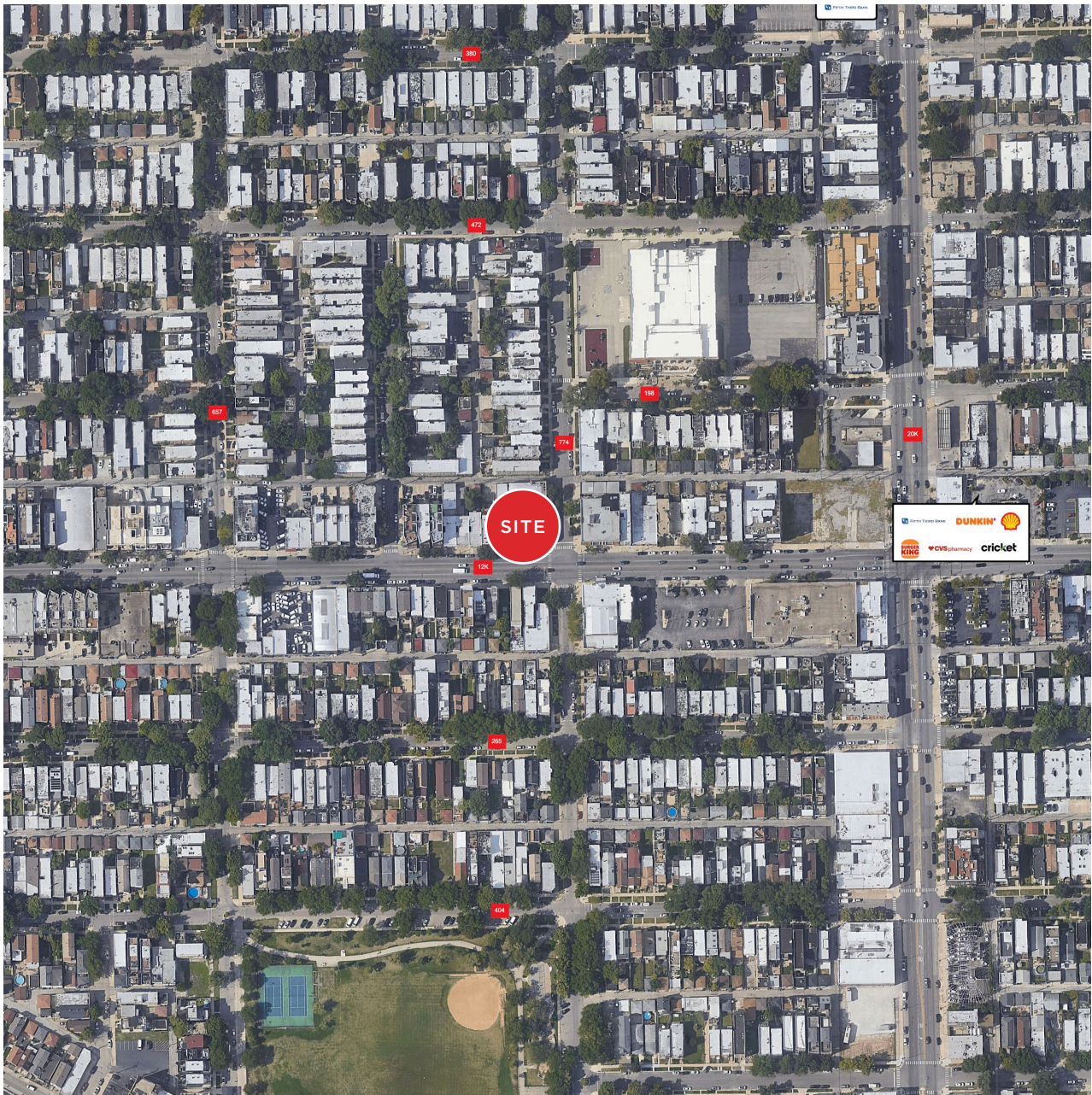


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retail and traffic information

Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the past decade. The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles. Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine.



demographics

	1 mile	3 mile	5 mile
2025 Estimated Population	49,221	489,865	1,312,172
2025 Estimated Households	23,096	223,679	593,461
2025 Estimated Average Household Income	\$165,745	\$170,693	\$156,106

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