

PROPOSAL

2nd Generation Restaurant For Lease

306 S HALSTED ST

Chicago, IL 60661

PRESENTED BY:

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SECTION 1
Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.00 SF/yr (MG)
AVAILABLE SF:	2,100 - 4,200 SF
ZONING:	DX5
WARD/ALDERMAN:	34/Bill Conway
BASEMENT:	Yes
DIVISIBLE:	Yes

PROPERTY DESCRIPTION

This 2nd generation restaurant is fully improved and includes mechanical, electrical, and plumbing systems, three black iron exhaust systems, and an array of kitchen equipment, retail displays, handicap washrooms, and indoor seating. The basement includes extensive food preparation areas, ventilation hoods, walk-in coolers, a manager's office, and dry storage areas.

The space can also be adapted to a variety of other retail uses and can be subdivided into two, 2,100 sf retail storefronts.

The property is zoned DX5 allowing for a wide range of uses.

LOCATION DESCRIPTION

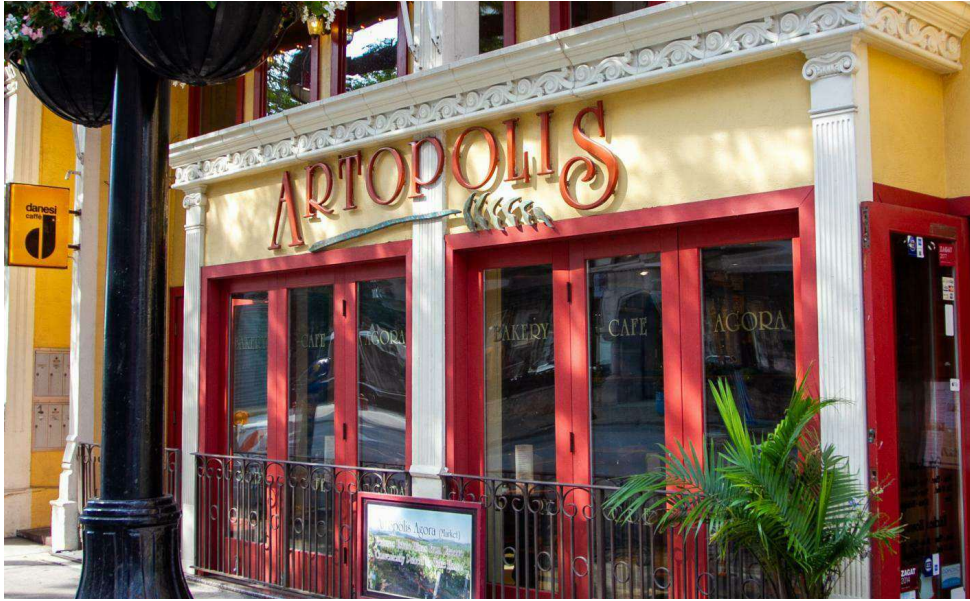
306-308 S Halsted is located in the heart of Chicago's vibrant West Loop/Fulton Market corridor, within walking distance of the University of Illinois at Chicago campus. Over the past decade, this area has experienced some of the country's highest population and income growth. Within a ½ mile radius, the population has grown to over 19,000 residents, with an average household income exceeding \$182,000 annually. Between 2015 and 2025, over 10,000 new luxury apartment units are projected to be added, reflecting the area's rapid transformation into a hub for upscale living and commercial activity. Since 2014, approximately 8 million square feet of new office space have been developed, significantly increasing the daytime population.

The site enjoys easy access to multiple transportation options, including the I-90 expressway, CTA Blue Line, Metra stations, and several CTA bus routes.

PROPERTY HIGHLIGHTS

- Prime location in Chicago's bustling West Loop
- Spacious and flexible interior layout
- High ceilings
- Significant restaurant infrastructure
- Proximity to public transportation and major roadways
- Ideal for a variety of retail, dining, or service uses

FRONT OF HOUSE



BACK OF HOUSE



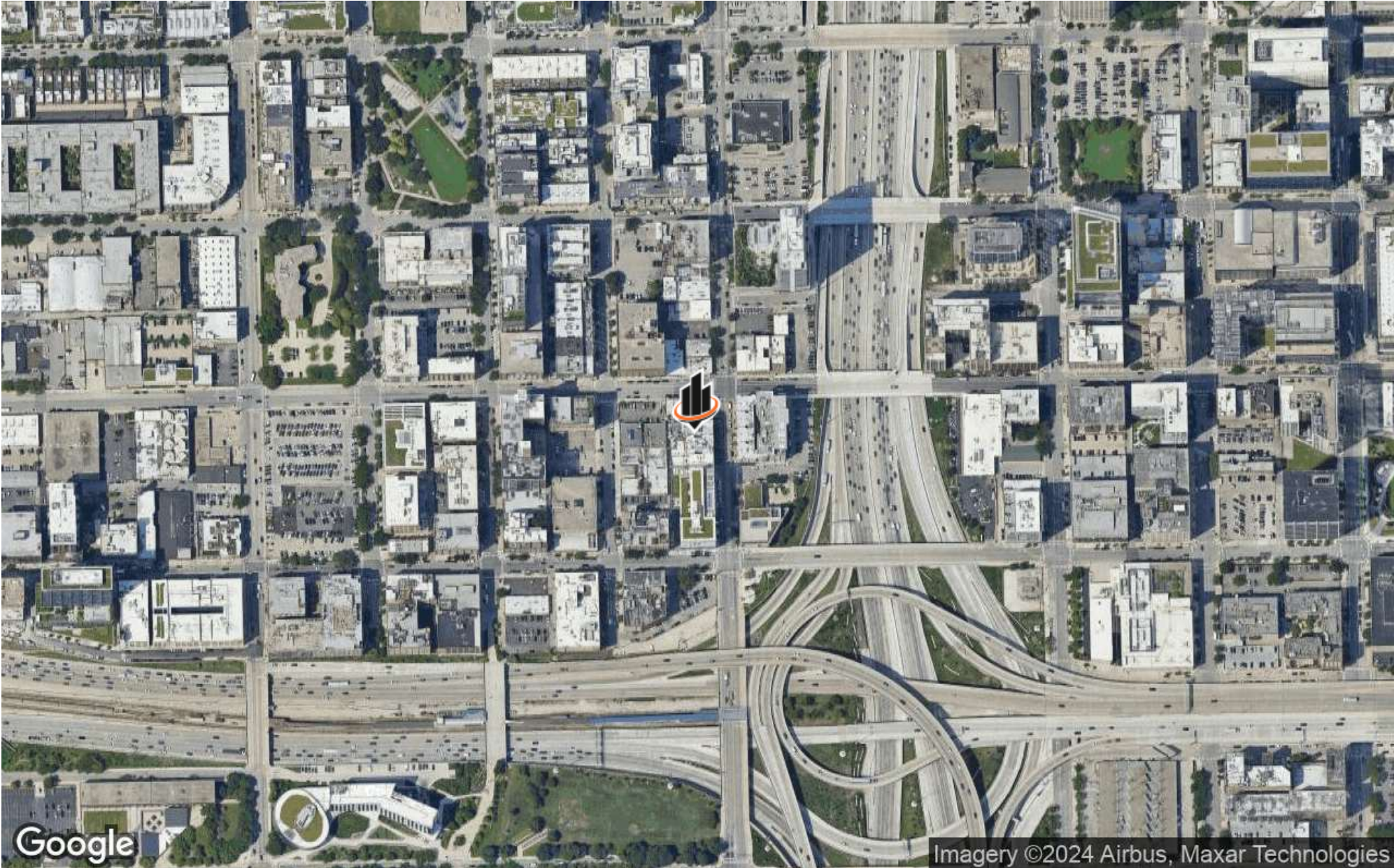


SECTION 2

Location
Information



REGIONAL MAP



AREA RETAILERS /TRANSPORTION





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

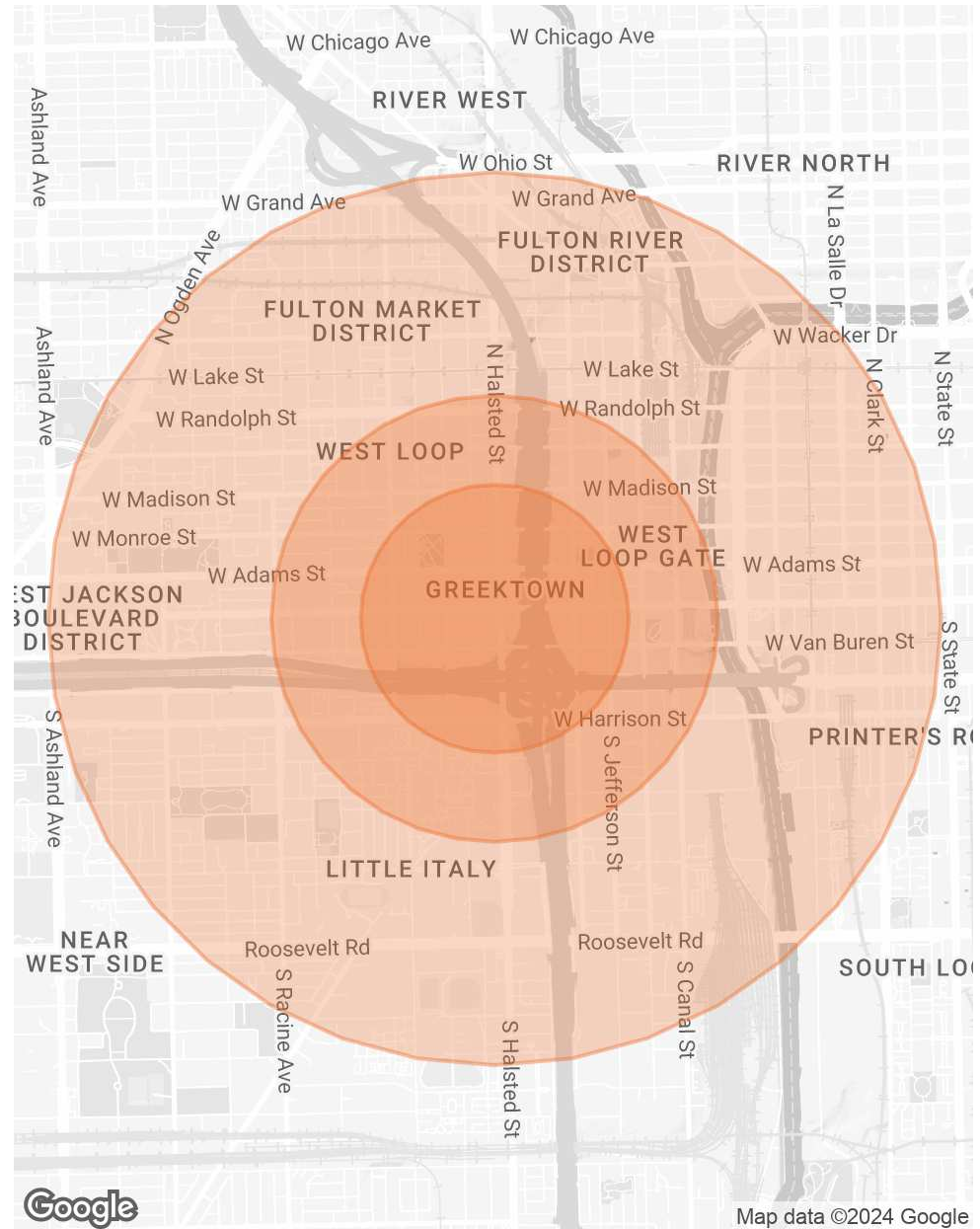
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	8,005	19,347	60,150
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	34	33	35

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	4,337	10,519	32,741
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$179,602	\$182,467	\$171,315
AVERAGE HOUSE VALUE	\$558,538	\$562,679	\$570,536

Demographics data derived from AlphaMap



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