



## HIGH VISIBILITY, BRONZEVILLE FAST/CASUAL RESTAURANT BUSINESS

### PROPERTY INFORMATION :

- 1000 SF second generation restaurant, located on E Pershing Rd, just east of Martin Luther King Drive
- Surrounded by dense residential buildings, heavy traffic and ideal for a fast/casual tenant
- Front space features a recently renovated build out, floor to ceiling windows, and a bar height counter for customers
- Existing kitchen includes an 8ft hood with black iron (room to expand), ansil system, three compartment sink, grease trap, mop sink, multiple coolers, drop down freezer and employee bathroom in the rear
- Tall ceilings throughout, with ample storage and office but no

- basement; Security system throughout; 200 AMP electrical;
- Licenses include Retail Food; name and recipes are not available in the sale;
- 0.3 Miles to the Indiana Green Line Train Station, plus easy access to the Expressway (I-90), Lake Shore Drive and multiple bus stops
- Area tenants include: Marianos, Illinois DMV, Starbucks, BP Gas, Nappa Car Wash, Chicago's Home of Chicken and Waffles, BP, CIBC, DG Market and much more!

**ALDERMAN** Pat Dowell / 3rd Ward

**ZONING** B3-3

**LEASE TYPE** MG

**PLEASE DO NOT DISTURB EMPLOYEES AND DO NOT GO WITHOUT SPEAKING TO LISTING AGENT**

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COMMERCIAL











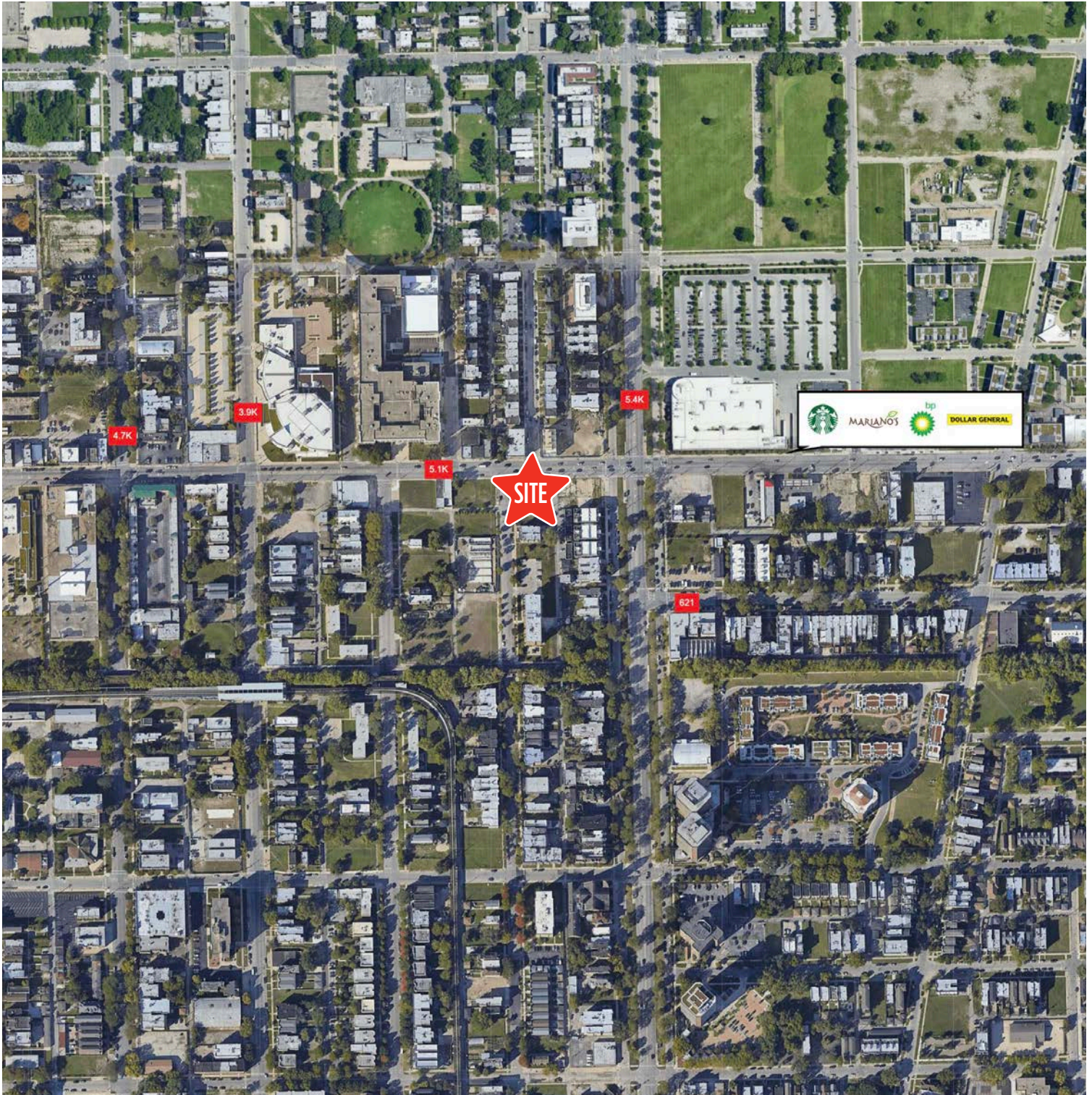
## BRONZEVILLE

Bronzeville has a rich cultural and architectural history that can still be felt today. The South Side neighborhood was once home to a host of famous entertainers like Louis Armstrong and Nat King Cole, as well as iconic figures such as civil rights activist Ida B. Wells and Pulitzer Prize-winning poet Gwendolyn Brooks.

Today, Bronzeville draws residents with its variety of locally owned restaurants, cafes, art galleries, and prime location near the lakefront and downtown Chicago. 31st Street Beach and Armstrong Park are among the nearby parks and green spaces that add to Bronzeville's appeal.

The renewed energy around Bronzeville is evident in the single-family homes and duplexes popping up, as well as a boom of condominiums in the area. Meanwhile, many of the community's historic brownstones and greystones have been renovated and restored to their original beauty. Restored landmarks such as the Parkway Ballroom, as well as public art throughout the community, serve as reminders of Bronzeville's artistic background.







## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE	3 MILE	5 MILE
39,565	250,371	704,115

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$68,515	\$92,740	\$107,347