



CRA
CARR REALTY ADVISORS

1329 W CHICAGO AVE

CHICAGO, IL 60642

FOR LEASE OR FOR SALE

Summary

PROPERTY

- Great investment for owner/operator or operator looking for second generation restaurant
- 2,779 s f Commercial Parcel on Two Floors (residential on upper floors not included, separately owned)
- Main Floor Features Bar, Dining Room and Full Kitchen with Black Iron
- Lower Level features Full Prep Kitchen
- Prominent Corner Location in West Town on Busy Chicago Avenue
- Current Zoning is B-1-2

LOCATION

LOCATION SCORE: Excellent

WALKER SCORE©: Walker's Paradise

TRANSIT SCORE©: Excellent Transit

DEMOGRAPHICS

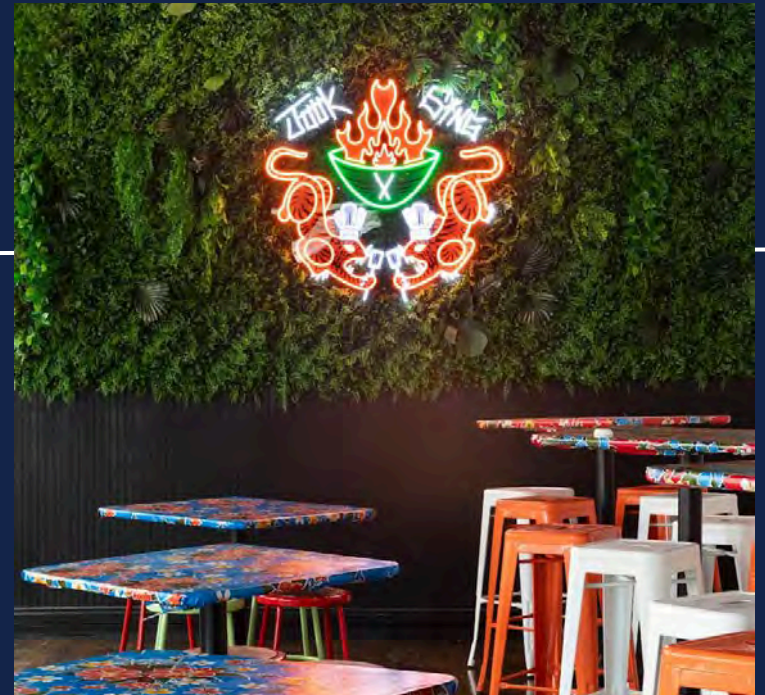
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	49,163	530,230	1,034,197
AVERAGE AGE	38	37	37
TOTAL HOUSEHOLDS	23,512	265,989	456,382
AVERAGE HH INCOME	\$152,155	\$138,469	\$116,802
MEDIAN HOME VALUE	\$499,317	\$460,676	\$400,116

**Data derived from the 2020 census*



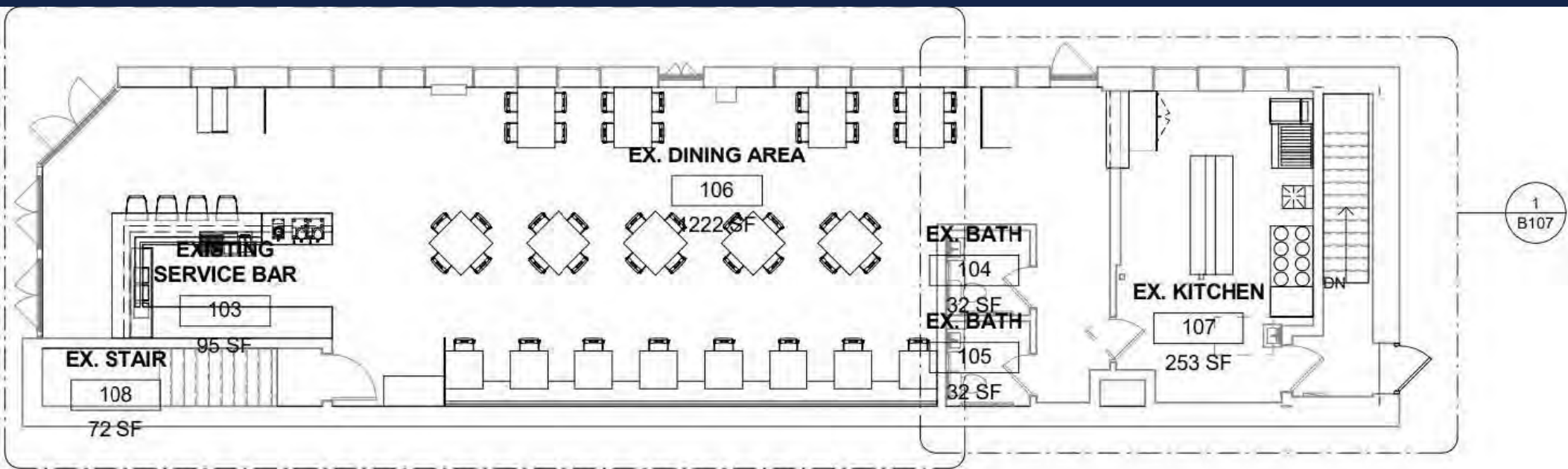
Inside Space

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Floor Plan

LEVEL ONE

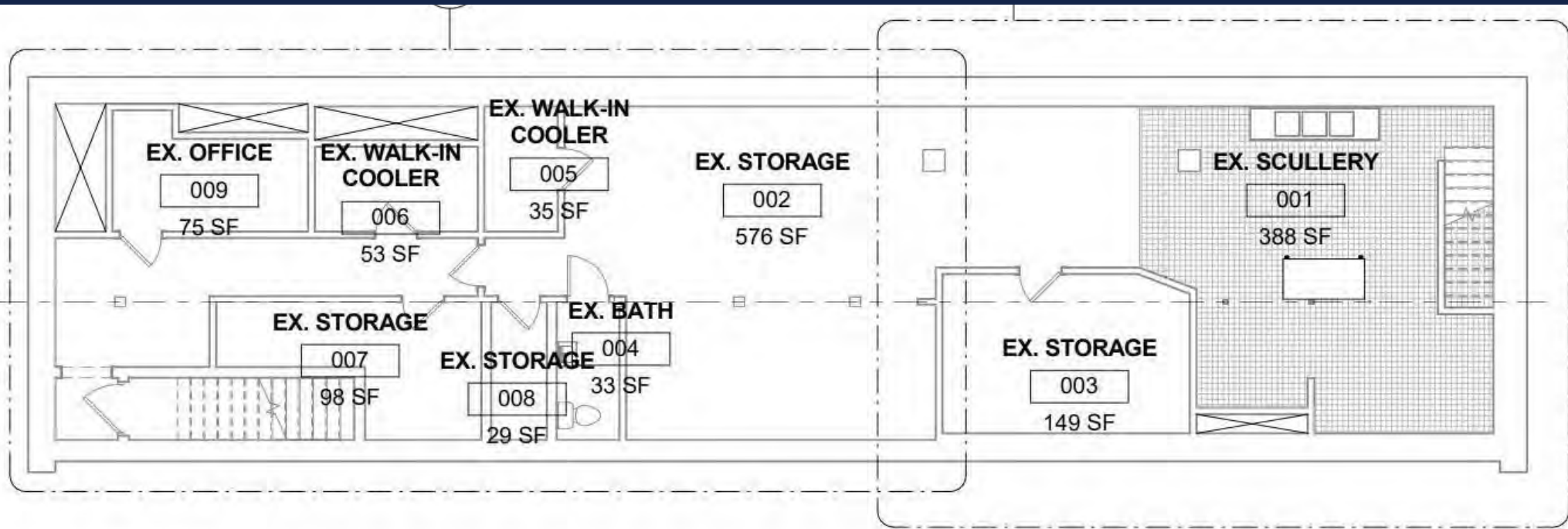


LEVEL 1 PLAN
1/8" = 1'-0"



Floor Plan

BASEMENT



① BASEMENT PLAN
1/8" = 1'-0"



Area Overview

NOTABLE RESTAURANTS

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NOTABLE RETAILERS & SALONS



ZAZAZOO
NAIL SALON



NATIVE
SALTS



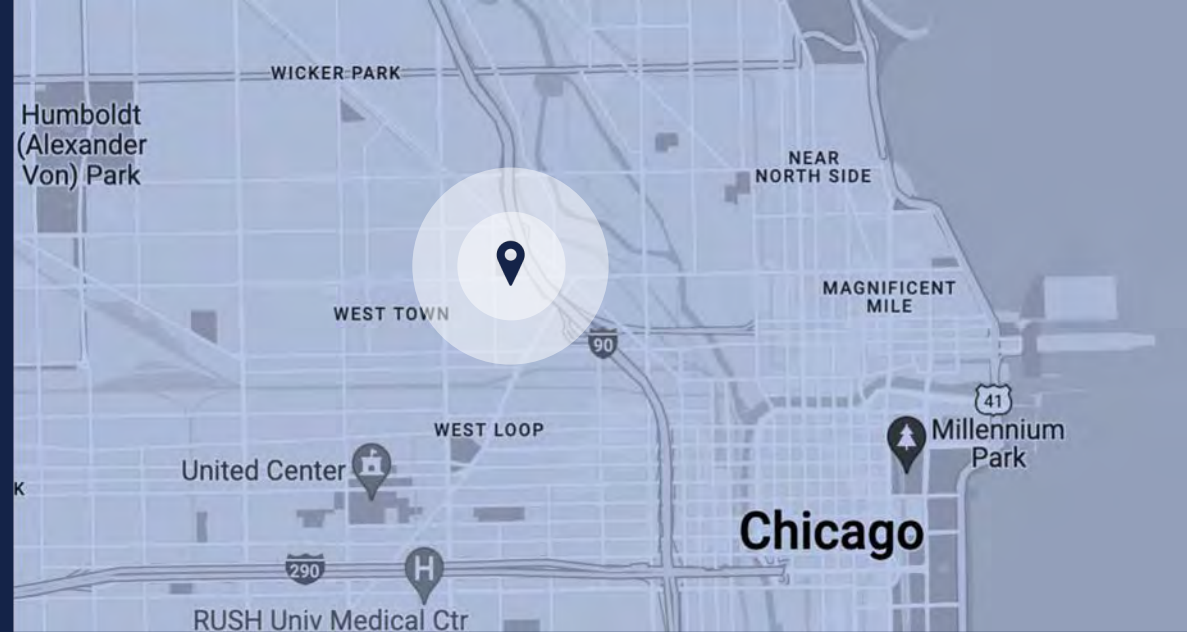
NOTABLE LANDMARKS



EKHART
PARK



BLUE
LINE



CRA

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Contact