



## HISTORIC JAZZ CLUB BAR/RESTAURANT + GAMING BUSINESS

### PROPERTY INFORMATION

- 4400 SF second generation bar/restaurant, located on Roosevelt, just West of 17th Street in Broadview.
- Surrounded by dense residential buildings, heavy traffic and ideal for a new restaurant tenant that wants live music.
- Front space features a long front bar, multiple dining spaces with another smaller bar, large dance floor, stage and two bathrooms with multiple stalls in each.
- Existing kitchen includes an 8ft hood with black iron, ansil system, grease trap, hand sink, and three compartment sink.
- Built in audio; unfinished basement; security system throughout; large parking lot in the rear.
- Licenses include Incidental Liquor, Retail Food and PPA Licenses.
- 2.5 Miles to the Forest Park Blue Line Train Station, plus easy access to I-290, Lake Shore Drive, and multiple bus stops.
- Area tenants include: Broadview Animal Hospital, United States Postal Service, Dunkin Donuts, Broadview Hardware, multiple restaurants and much more!

**MAYOR**

Katrina Thompson / Broadview

**ZONING**

C-1 (ROOSEVELT RD COMMERCIAL)

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

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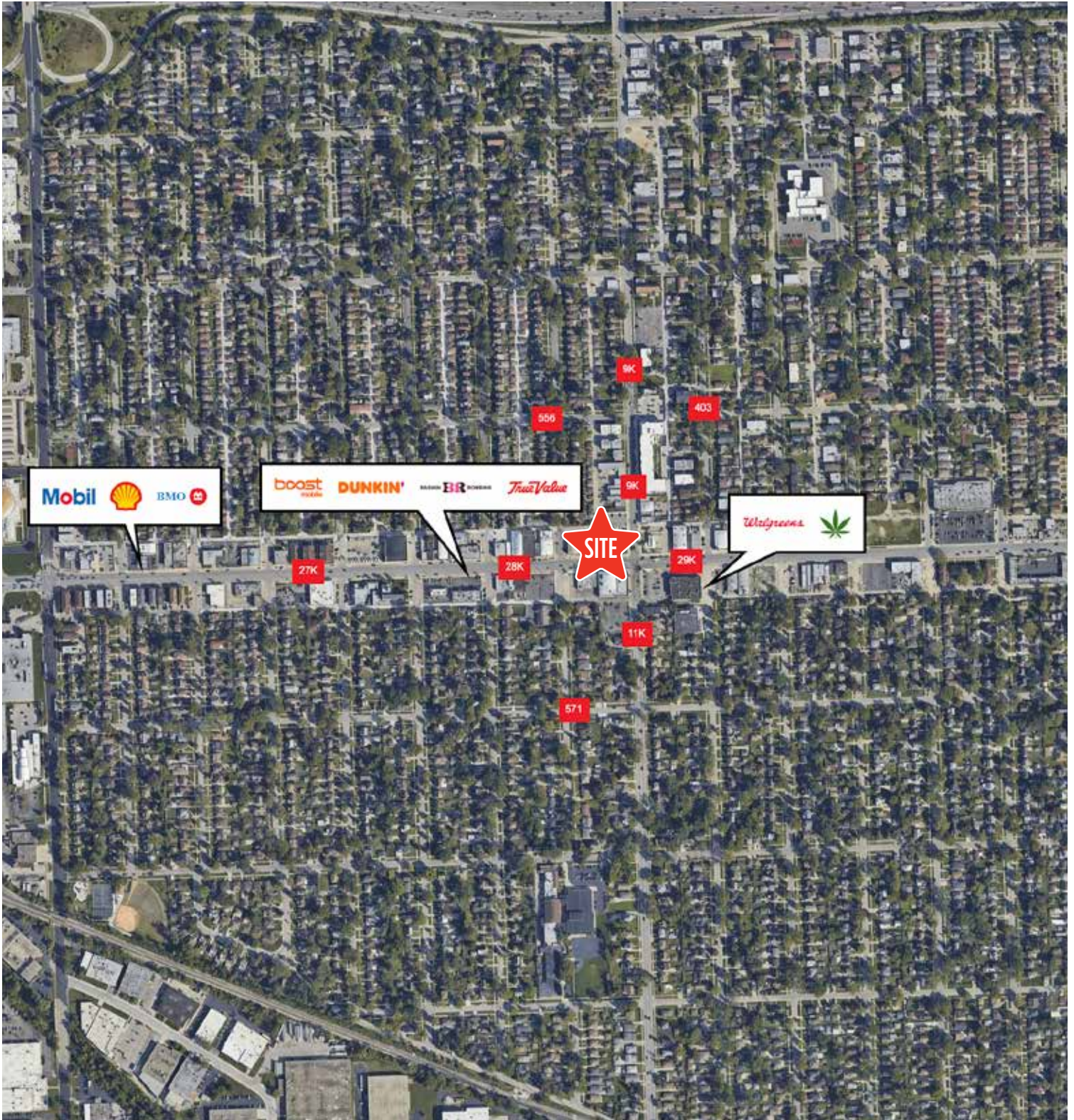


## BROADVIEW

Situated just 13 miles west of downtown Chicago, Broadview is a welcoming village that offers both convenience and community. With its central location near major highways like I-290 and I-294, residents enjoy easy access to the city, O'Hare and Midway airports, and the broader western suburbs.

Broadview combines suburban comfort with practical amenities, featuring local shops, restaurants, and parks that create a close-knit feel. The village is also home to several community programs and events that foster a strong neighborhood spirit.

Known for its accessibility and friendly atmosphere, Broadview provides a balanced lifestyle—perfect for those who want the benefits of suburban living with quick connections to everything Chicagoland has to offer.



## AREA DEMOGRAPHICS

### POPULATION ESTIMATE

1 MILE

17,361

3 MILE

158,401

5 MILE

488,155

### ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$93,042

3 MILE

\$123,918

5 MILE

\$134,558