

# STRAUSS

REALTY, LTD.

1419 W. TAYLOR ST.  
CHICAGO, IL. 60607

## TWO-STORY RESTAURANT BUILDING FOR SALE OR LEASE LOCATED IN THE HEART OF LITTLE ITALY ON TAYLOR STREET



Restaurant—South Chicago Submarket  
Chicago, IL 60607

**3,531 SF**  
Gross Bldg Size

**0.07**  
AC Lot

**1889/2017**  
Built/Renov

**Single**  
Tenancy

**Two-story, ADA-compliant restaurant with 18' Hood, fridge and freezer walk-ins. Includes basement and private party room, plus a rooftop. Excellent visibility on busy Taylor Street, surrounded by restaurants, with many operating for multiple generations. Steps to busy UIC and the Illinois Medical District.**

**Sale Price:** \$999,000  
**Lease Price:** \$35 PSF Modified Gross  
**Taxes (2024):** \$22,080.73  
**Zoning:** B3-2  
**PIN #:** 17-17-325-014-0000

**Building Size:** 3,531 SF Gross  
2,540 SF 1st Floor  
991 SF 2nd Floor  
**Land Size:** 3,317 SF Gross



**MJ WEINBERGER**  
847.334.2587  
MJ@STRAUSSREALTY.COM

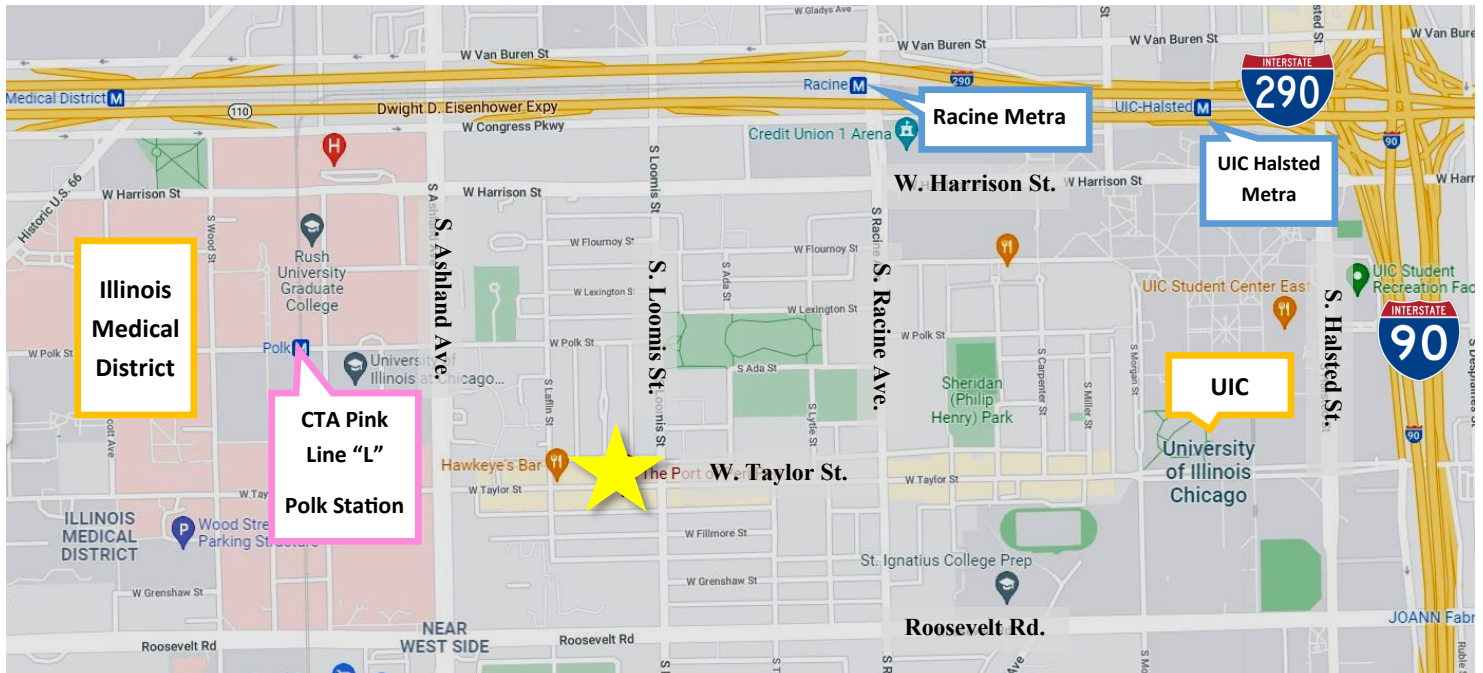
**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

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### MAP



### Taylor Street Nearby Businesses:

Jersey Mike's	Stax Café	Vintage Bar
Pompei	Vibes N Skin	Kong Dog UIC
Rickette's	Taylor Street Tap	The Embassy Public House
Siri Indian Restaurant	Sweet Maple Café	Peanut Park Trattoria
Golden Thai	Hana Sushi	Insomnia Cookies
De Pasada	Kimura Sushi	Scafuri Bakery
The Rosebud	Conte Di Savoia	Tuscany
Potbelly	Hawkeye's	Papa John's Pizza
Fedex	Tuk Tuk Indian Street Food	Al's Beef
Starbucks	Living Water Tea House	Kurimu
Chilango Mexican Street Food	Patio Restaurant	Jarabe Taqueria
Yummy Thai	One More Sushi Express	Tai Chi Bubble
ADDA Indian		Jimmy John's

### Location Highlights:



High foot traffic location, pedestrian-friendly area with **Walk Score of 94**.



Prominent **dining destination**—many restaurants operating for multiple generations.



Walking distance to **UIC**—home to over 30,000 students and the largest university in the Chicago Metro area.



1 block from **Illinois Medical District**—the largest urban medical district in the country, with 4 hospitals, 9,000 employees and 50,000 daily visitors.



Half a block to Chicago Public Library.



9 minute walk to **CTA Pink Line Polk Station** (893,334 total annual entries).



Close proximity to **I-90/94 & I-290**.



Close to downtown Chicago (3 miles).



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### PUBLIC TRANSPORTATION

#### TRANSIT/SUBWAY

Polk Station  	10 min walk	0.5 mi
Racine Station  	11 min walk	2.4 mi
Illinois Medical District  	18 min walk	1.1 mi
UIC-Halsted Station  	20 min walk	1.5 mi
18th Street Station  	3 min drive	1.2 mi

#### COMMUTER RAIL

Halsted Station 	4 min drive	1.6 mi
Chicago Union Station      	4 min drive	1.8 mi
Chicago LaSalle Station 	5 min drive	1.9 mi
Chicago Ogilvie Transportation Center   	4 min drive	2.0 mi
Western Avenue Station (BNSF) 	4 min drive	2.0 mi

#### 1419 West Taylor Street Walker's Paradise



Walkscore.com

### DEMOGRAPHICS

	1 mile	2 miles	3 miles
<b>Population</b>	45,077	188,462	482,608
<b>Households</b>	19,501	85,220	221,547
<b>Average Household Income</b>	\$106,180	\$122,551	\$123,436
<b>Median Age</b>	36.5	37.1	37.6



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## Photos



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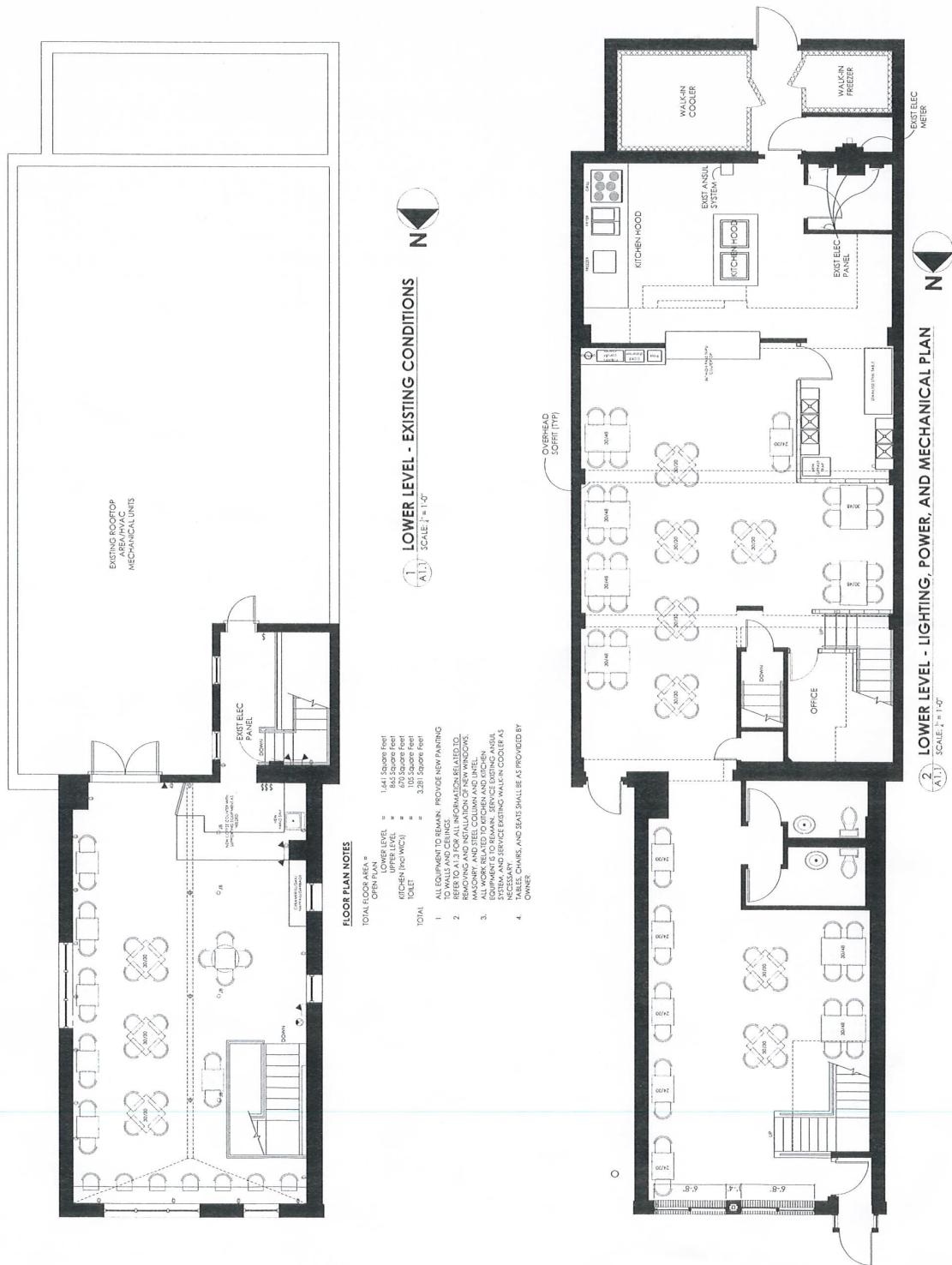
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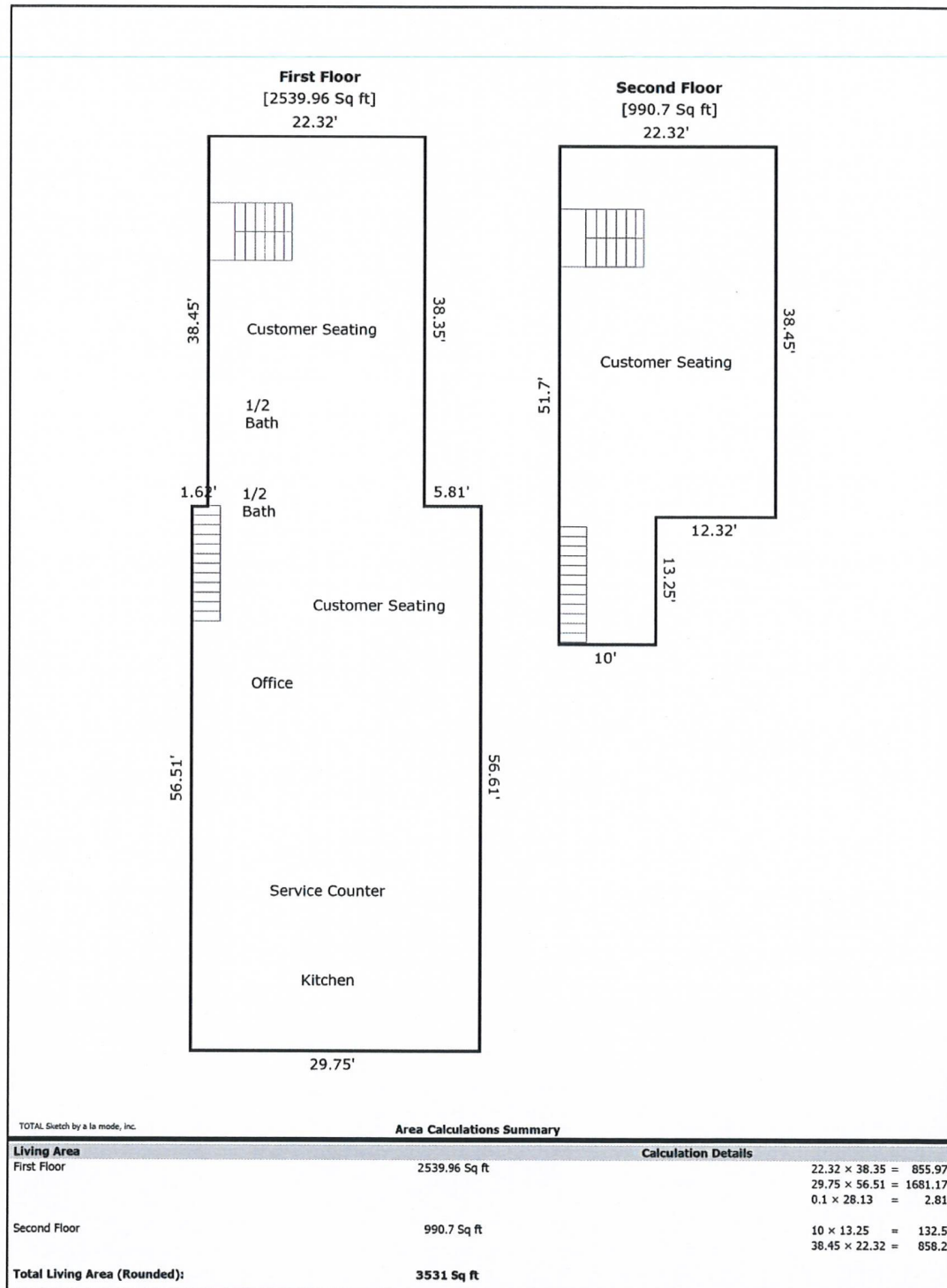
## Floor Plan



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### Gross Building Area



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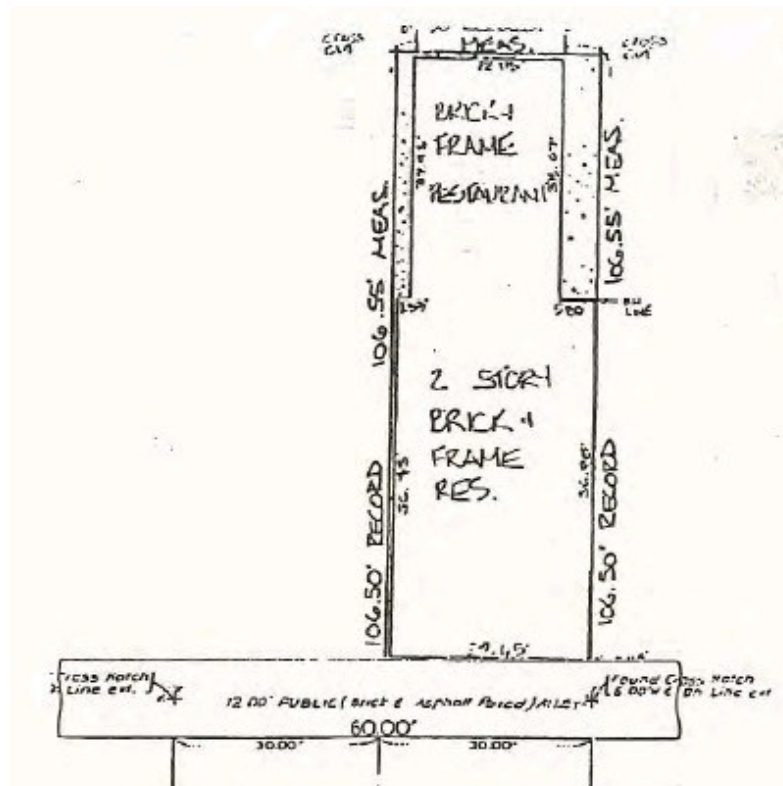
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## Aerial & Survey



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