



CRA

CARR REALTY ADVISORS

RESTAURANT SPACE FOR SALE IN THE HEART OF ROSCOE VILLAGE

2036 W. Roscoe Street

UNIT 1 • CHICAGO, 60618

FOR SALE

Summary



Discover the Perfect Space for Your Restaurant Business

LOCATION

Situated in the heart of Roscoe Village, one of Chicago's most vibrant and sought-after neighborhoods, 2036 W Roscoe Street offers an exceptional opportunity to own a retail space in a prime location. With its bustling streets, charming atmosphere, and strong community spirit, Roscoe Village is the ideal setting for your business to thrive.

PROPERTY FEATURES

- Second generation restaurant with 42 seats
- Approx. 2,000 square feet including an 18' kitchen exhaust hood
- Ample storefront windows for maximum visibility
- High foot traffic area with excellent exposure
- Existing liquor license
- Walk-in cooler and freezer
- Existing To Go window

DEMOGRAPHICS

	1 MILE	2 MILES
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TOTAL POPULATION	52,257	264,500
TOTAL HOUSEHOLDS	22,131	121,408
AVERAGE H.H. INCOME	\$167,594	\$131,442
MEDIAN HOME VALUE	\$650,527	\$491,518

Source: Costar



Summary



A Promising Opportunity in the Heart of Roscoe Village

CONVENIENT AMENITIES:

- Close proximity to public transportation, including bus routes and the CTA Brown Line
- Abundance of nearby parking options for customers and employees
- Surrounded by popular restaurants, boutiques, and entertainment venues

INVESTMENT OPPORTUNITY:

- Own your space and build equity in a prime Chicago location
- Join a thriving community of local businesses and entrepreneurs
- Take advantage of the area's strong demographics and consumer base

Dining Area

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Dining Area

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Kitchen

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COMMERCIAL KITCHEN

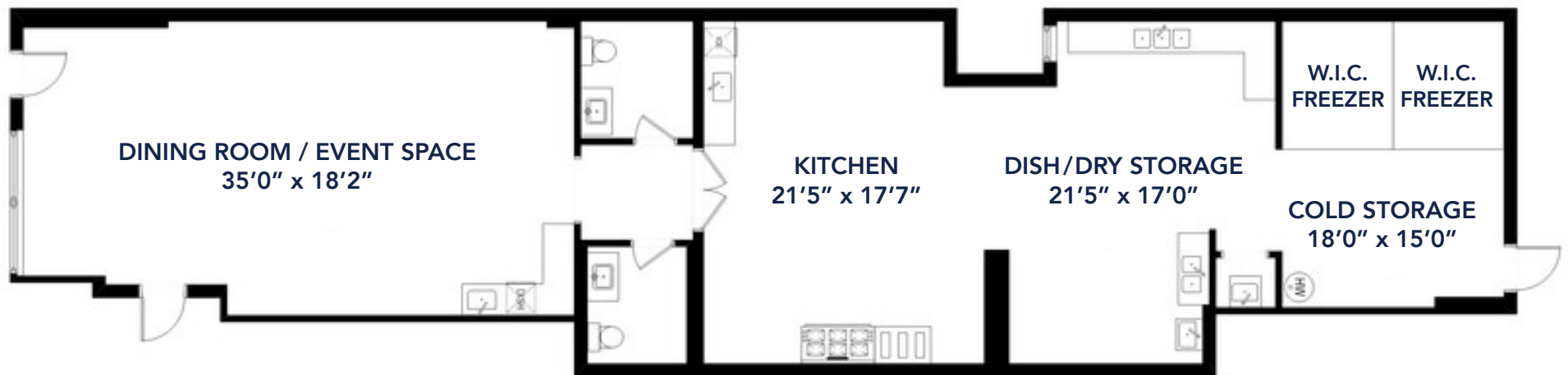
Fully equipped with an expansive 18-foot hood, this restaurant kitchen offers the versatility to craft any culinary masterpiece, perfect for both a thriving restaurant or a event catering business.



Floor Plan



DINING AREA • KITCHEN • BATHROOM





CARR REALTY ADVISORS

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Contact