



Offering Summary

Lease Rate:	Negotiable
NNN's	Approx. \$9.00 PSF
Available SF:	2,765 SF
Available Date:	7/1/2025
Zoning:	C1-2
Submarket:	Bucktown
VPD:	Approx. 18,600 VPD
Cross Streets:	Cortland Street & Ashland Avenue

Property Overview

Second generation neighborhood restaurant space for lease in Chicago's Bucktown neighborhood. This turnkey opportunity features a fully equipped kitchen, inviting dining areas, and an ambiance perfect for culinary creativity. The thoughtfully designed layout and premium facilities provide an enticing foundation for a new dining concept. Benefit from the established infrastructure while bringing your vision to life in this sought-after location. The space features two separate dining rooms, with additional seating in the front of the space. With strong visibility and an adaptable floor plan, this space offers the perfect canvas for creating a thriving dining destination. Neighboring restaurants and retailers include Cava, Club Lucky, Mott Street, Small Cheval, Etta, Piece Brewery, Pequod's Pizza, Costco, Jewel-Osco, Trader Joe's, Mariano's, Target, Kohl's, Lowe's, and Home Depot, among many others.

Property Highlights

- Fully built out second generation restaurant with two dining rooms and outdoor patio seating
- Additional 1,100 SF of lower level space included as bonus
- Located in Bucktown, the area features strong demographics with over 53,000 people within one (1) mile and an average household income of over \$208,000 within one (1) mile
- Located approx 1.5 blocks from the Clybourn Metra Station

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Principal

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FOR LEASE | 1653-1655 W CORTLAND STREET

RETAILER MAP



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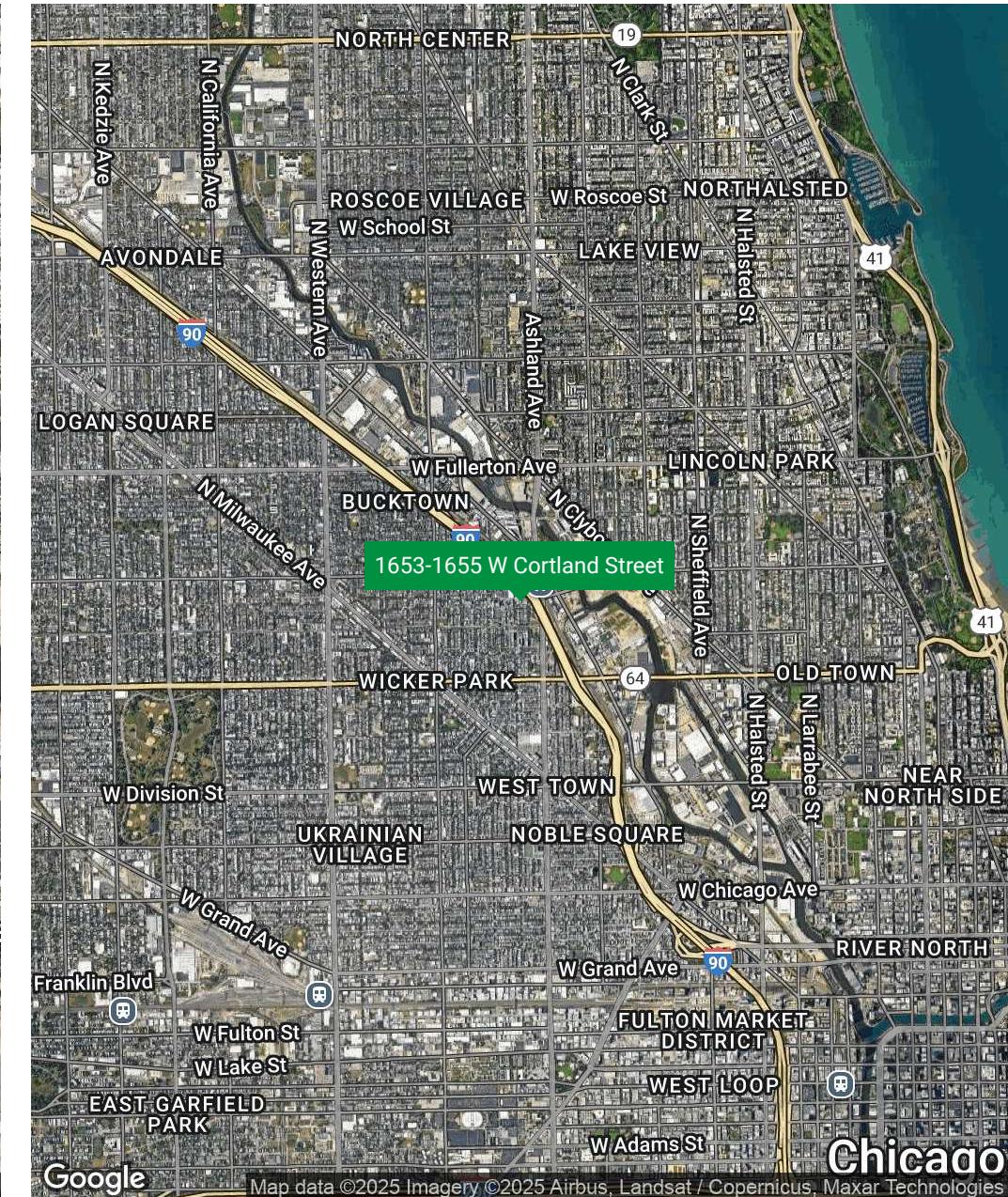
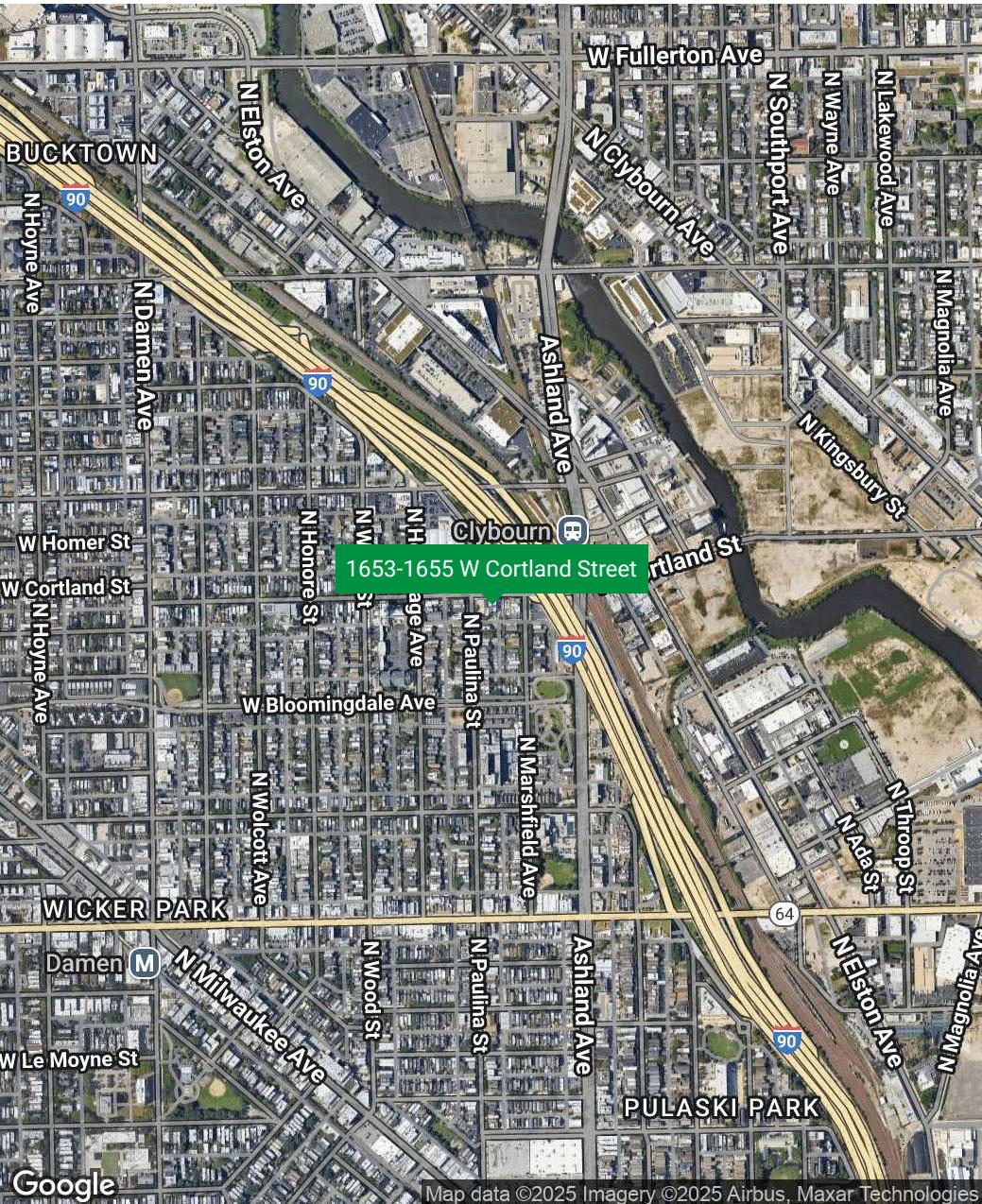
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LOCATION MAP



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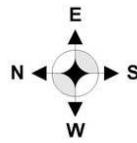
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1655 West Cortland Street Chicago
Just Floorplans Inc - Chicago

DATE:	SIZE:	FSMNO:	DWG NO:	REV:
02/02/2024	104' x 119'			2 OF 2



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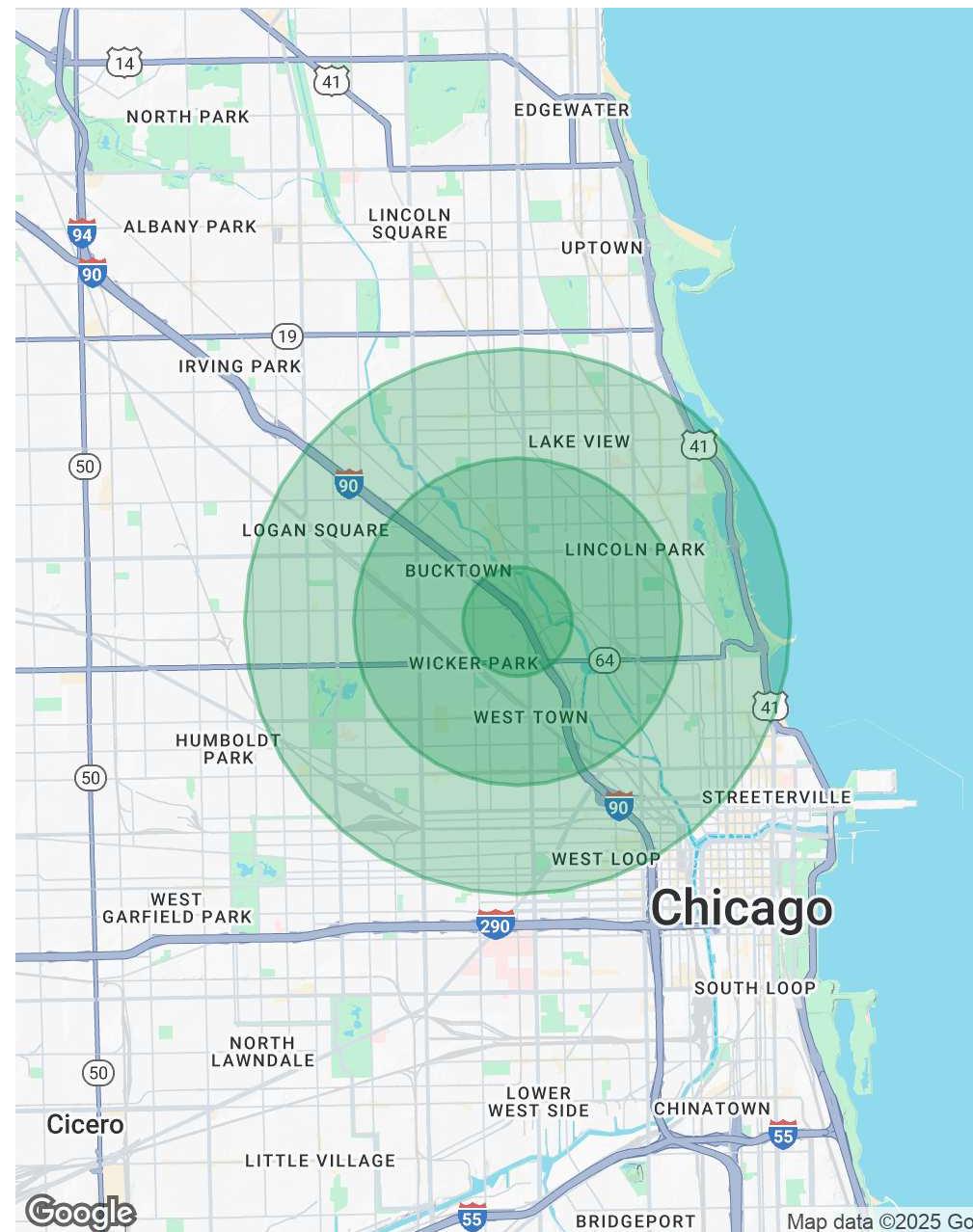
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Population	0.5 Miles	1.5 Miles	2.5 Miles
Total Population	8,187	129,465	409,519
Average Age	35	35	36
Average Age (Male)	35	35	36
Average Age (Female)	35	35	37
Households & Income	0.5 Miles	1.5 Miles	2.5 Miles
Total Households	3,965	61,551	211,333
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$197,405	\$198,949	\$172,553
Average House Value	\$931,657	\$860,081	\$767,124

Demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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