



For Lease

+/- 2,175 SF Turnkey Restaurant Space

Prime Location in Chicago's Beverly Neighborhood

2022-2026 W 95th St, Chicago, IL 60643

EXCLUSIVELY LISTED BY:



FIRST IN
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Fully Equipped Restaurant in a Thriving Walkable District

This newly built-out +/-2,175 SF restaurant space offers a rare turnkey opportunity for restaurant operators seeking a fully equipped, move-in ready location. With a full commercial kitchen, walk-in cooler, and dine-in seating, the space is ready for immediate use saving time and upfront investment.

Property Highlights

- +/-2,175 SF Turnkey Restaurant Space Fully equipped with a commercial hood, walk-in cooler, full kitchen build, and dine-in seating
- New Build-Out (May 2024) Modern finishes and infrastructure—just completed and move-in ready
- Beverly community is renowned for its historic charm, tree-lined streets, and strong community ties. The neighborhood boasts a diverse population that contributes to a supportive environment for local businesses.
- Prime Walkable Location Surrounded by local residents and businesses Steps from the Rock Island Metra District Line, offering easy access to Downtown Chicago and the South Suburbs
- High Visibility & Accessibility Close to established retail, restaurants, and community amenities

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



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95th St : +/- 23,540 VPD

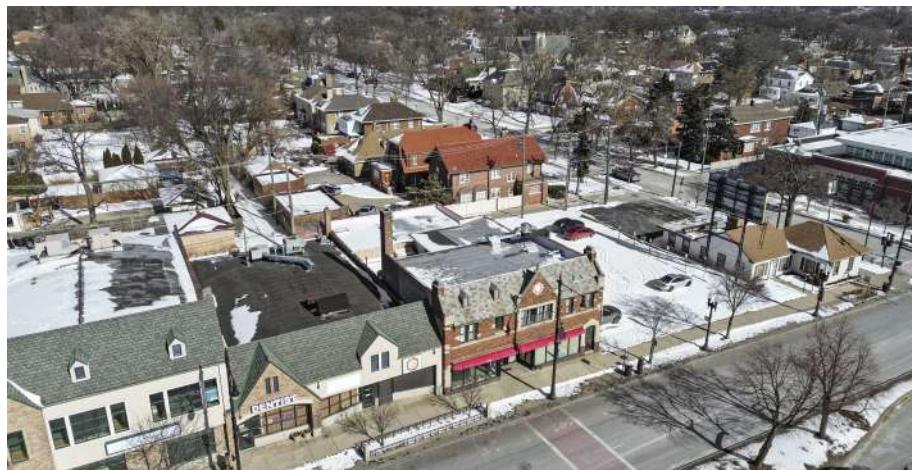
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2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



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EXTERIOR PHOTOS



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2023

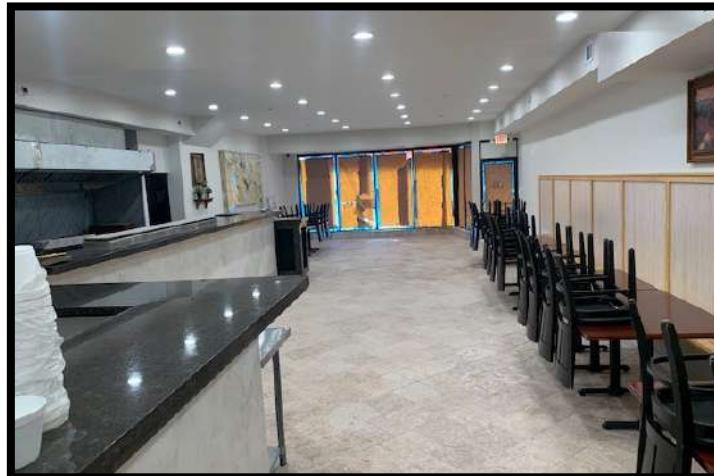


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INTERIOR COMMERCIAL RESTAURANT (+/- 1,275)



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AERIAL IMAGES



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ROCK ISLAND AVERAGE WEEKDAY RIDERSHIP



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NEIGHBORHOOD OVERVIEW

Chicago's Beverly Neighborhood

Chicago's Beverly neighborhood is a historic and vibrant community on the City's South Side, known for its tree-lined streets, distinctive architecture, and strong sense of community. With a mix of classic single-family homes and thriving local businesses, Beverly offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike. The neighborhood is home to great schools, parks, and cultural landmarks, as well as a lively dining and shopping scene along 95th Street. Its strong transportation links, including Metra's Rock Island serving downtown Chicago and South Suburban communities, make it a convenient location for commuters while maintaining a peaceful, residential atmosphere.



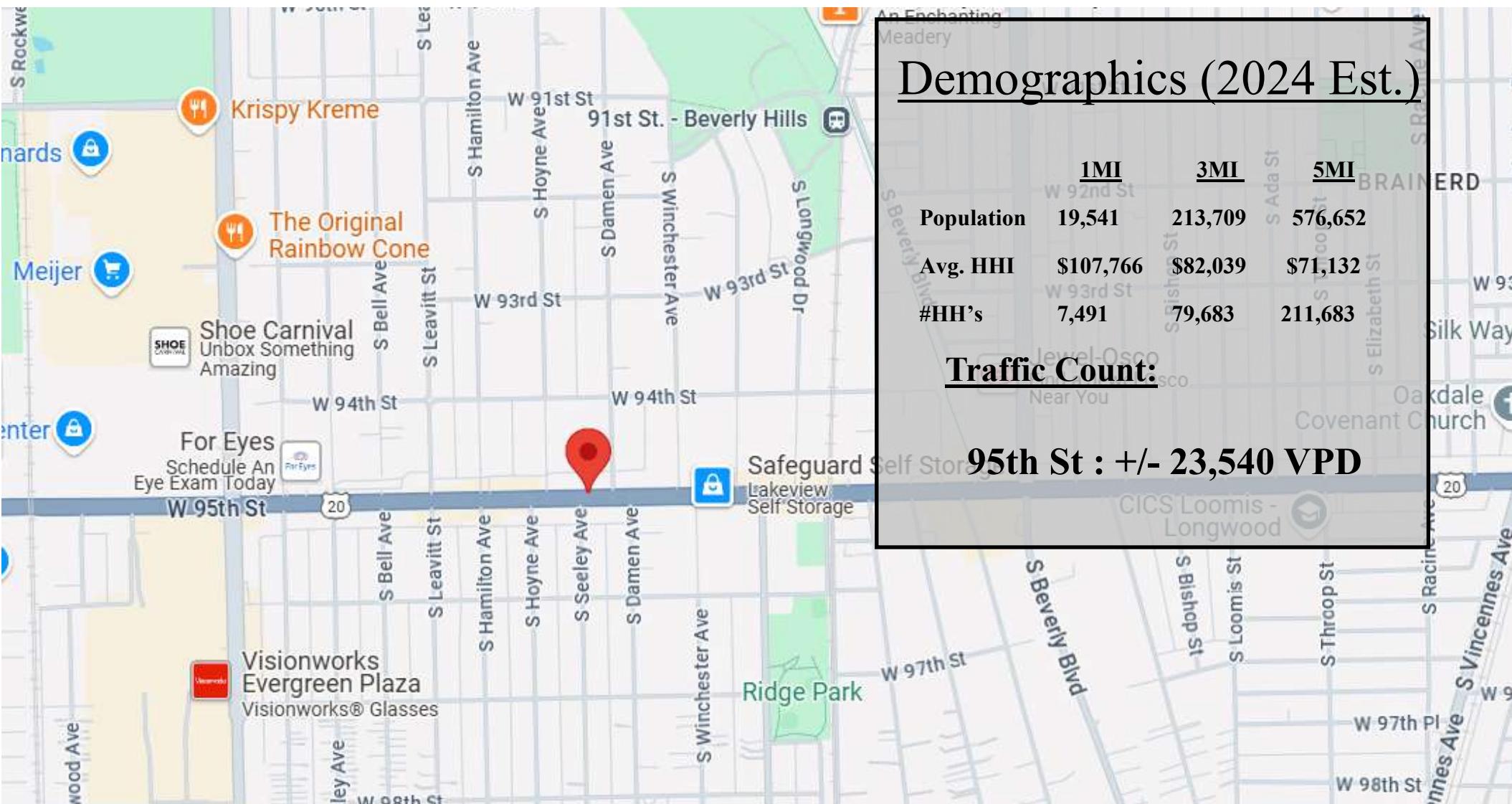
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DEMOGRAPHICS



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