

SAVANNAH

1954 W ARMITAGE AVE, CHICAGO, IL 60622

RESTAURANT PROPERTY **FOR LEASE**

MIKUS KINS

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BE COMMERCIAL

3352 N Sheffield Ave. | Chicago, IL
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OFFERING SUMMARY

Lease Rate:	\$5,750 per month (MG)
Building Size:	9,685 SF
Available SF:	1,800 SF
Lot Size:	6,055 SF
Year Built:	1904
Zoning:	B3-2
Market:	Bucktown
Traffic Count:	30,000

PROPERTY OVERVIEW

Turn-key second generation fully built-out restaurant space available for lease. Rare opportunity to open your restaurant concept in the heart of Bucktown with frontage on bustling Armitage Avenue and a signalized intersection with excellent pedestrian and vehicular traffic of 30,000 VPD. \$79K in key money is required in addition to a lease and includes all the FF&E that is not attached to the building or is leased. This includes a full kitchen and bar, ovens/range, separate pizza oven, refrigerators, coolers, prep tables, furniture etc. So much is included with this key money purchase. The restaurant boasts original exposed brick walls, hardwood floors, built in bar, and large windows (including a working front bay garage door) that flood the space with natural light. In addition, the unit has two ADA compliant unisex bathrooms, a full basement with a walk-in cooler and walk-in freezer, office space and employee restroom. Open up your own concept next door to trendy new and existing popular restaurants such as Le Bouchon, Huaraches Mexican Restaurant, Gold Ladle Thai and Pompette Wine Bar. Easily accessible from Kennedy Expressway and located in front of a CTA Bus stops and only blocks from Damen or Western Blue line.

PROPERTY HIGHLIGHTS

- \$79,000 Key Money Includes All FF&E
- Turn Key Restaurant with Full Kitchen Including Pizza Oven

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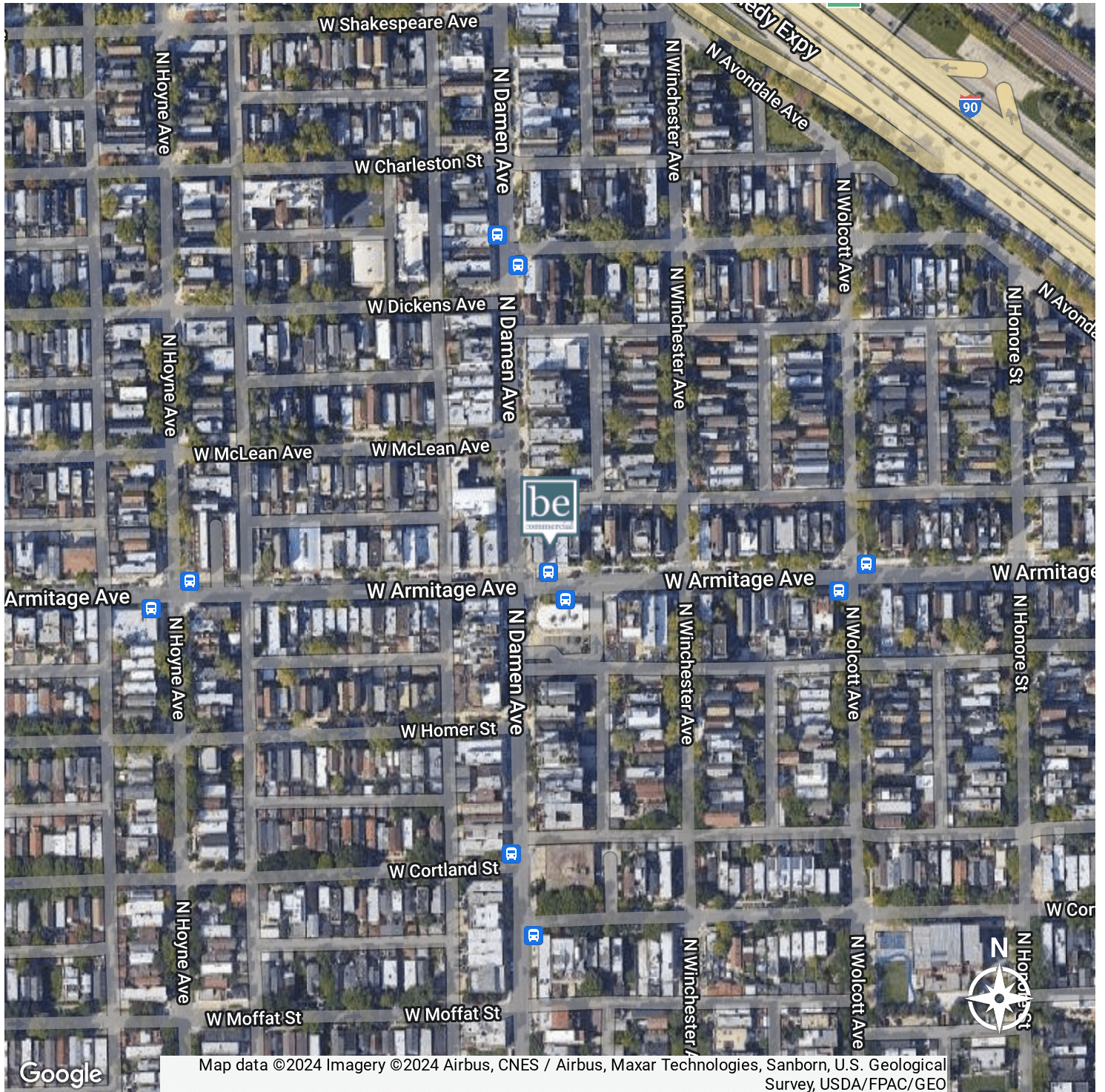
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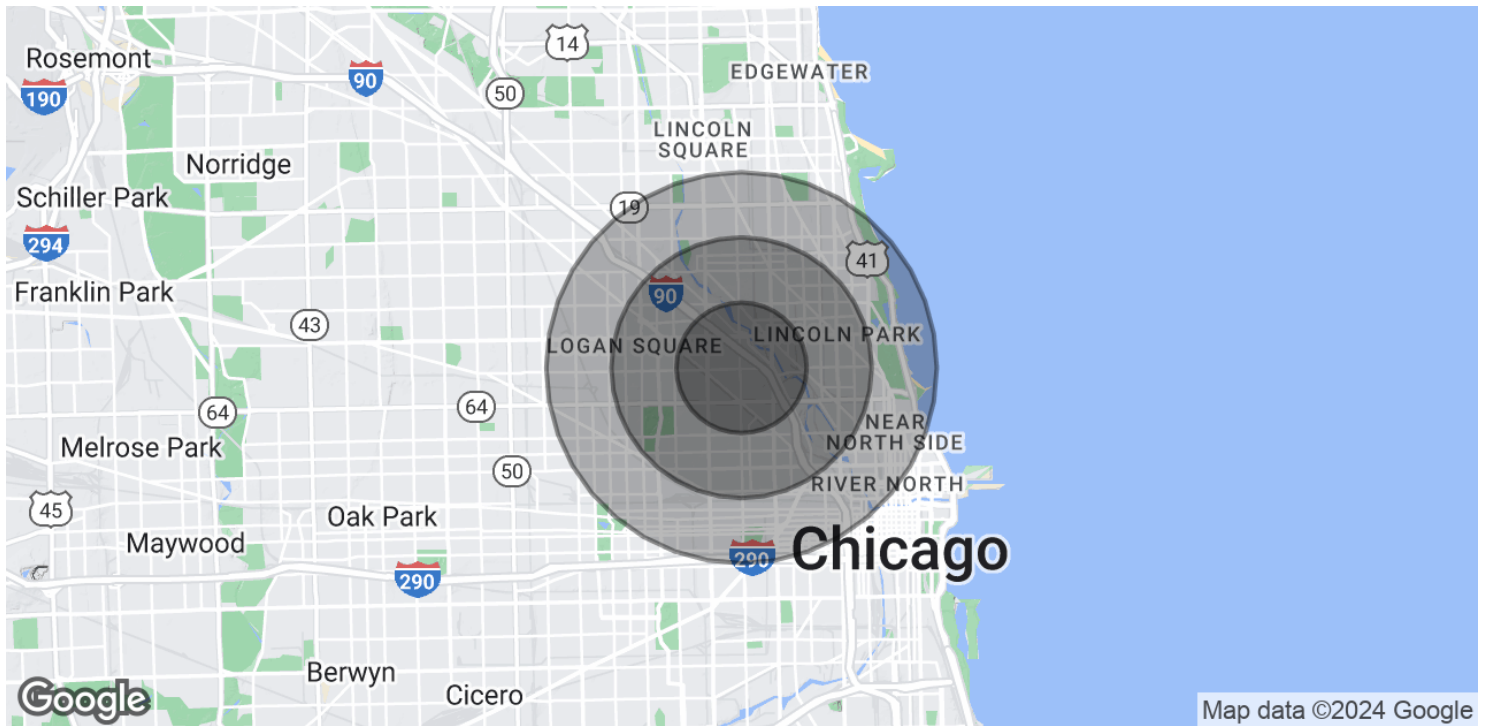
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	54,578	249,730	563,696
Average Age	32.3	32.1	33.5
Average Age (Male)	32.1	32.3	33.7
Average Age (Female)	32.5	32.3	33.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	26,858	119,316	289,207
# of Persons per HH	2.0	2.1	1.9
Average HH Income	\$162,521	\$147,547	\$127,665
Average House Value	\$571,279	\$549,204	\$472,706

* Demographic data derived from 2020 ACS - US Census