



**FOR LEASE**

# Lincoln Park Second- Generation Restaurant

**1733 NORTH HALSTED STREET**

Chicago, IL 60614

**PRESENTED BY:**

**JIM MARTIN**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$60.00 SF/yr (NNN)
<b>2023 OPERATING EXPENSES</b>	\$14.39/SF
<b>AVAILABLE SF:</b>	1,750 SF

### PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 1733 North Halsted Street, Chicago, IL, 60614. This prime second-generation restaurant space boasts a high-visibility corner location with the potential for a sidewalk cafe, making it ideal for capturing foot traffic. The property features a high-volume kitchen, perfect for meeting the demands of a bustling restaurant. Its close proximity to Steppenwolf Theater offers a strategic advantage in attracting theatergoers and local patrons.

### PROPERTY HIGHLIGHTS

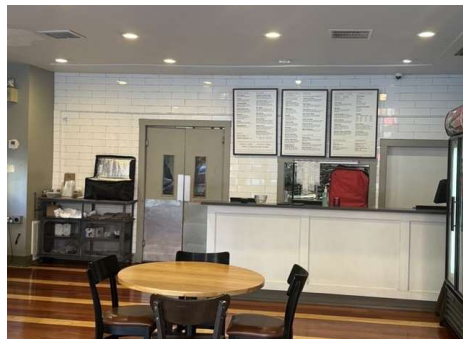
- High Visibility Corner
- Potential Sidewalk Cafe
- High Volume Kitchen
- Close Proximity To Steppenwolf Theater

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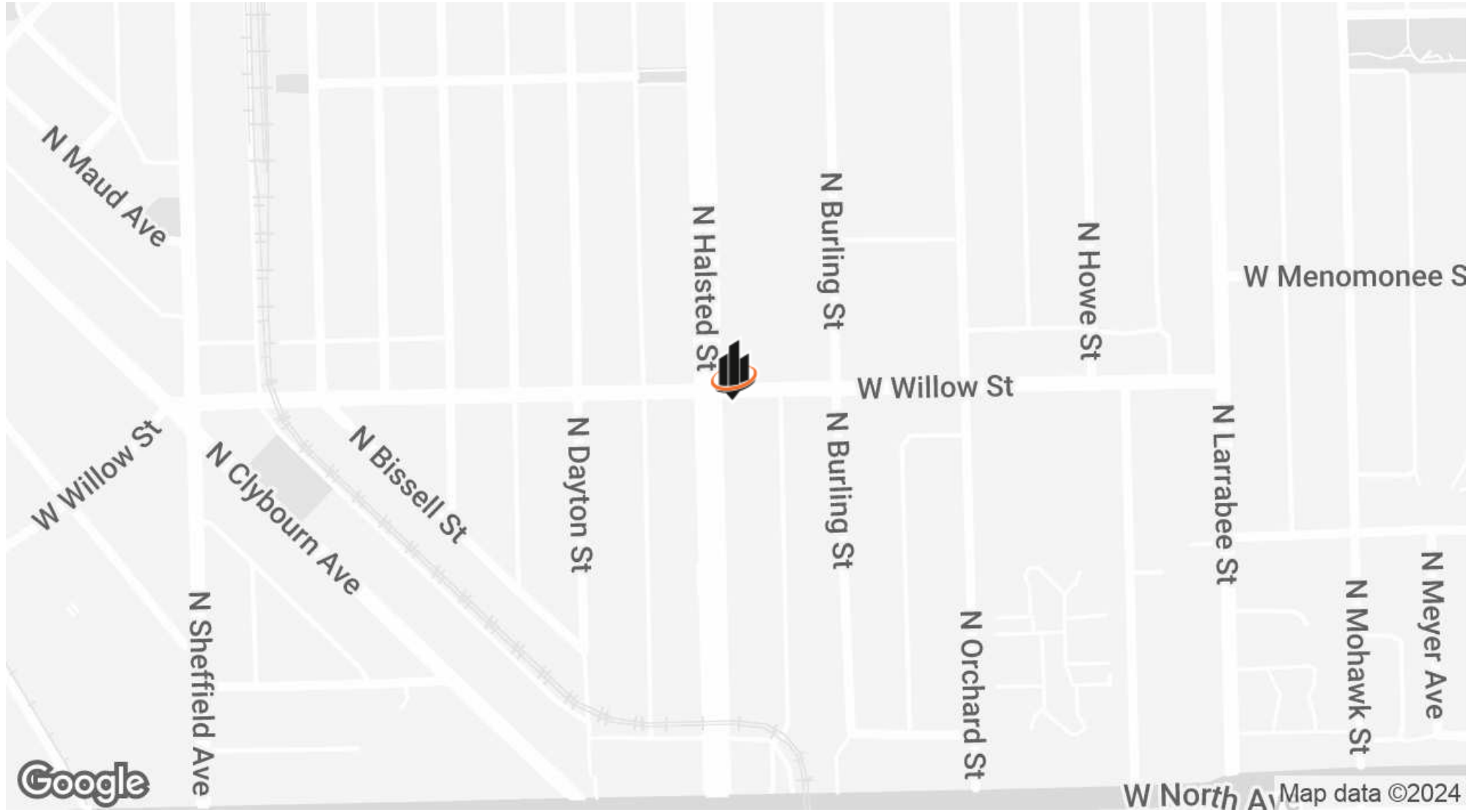
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## ADDITIONAL PHOTOS



**JIM MARTIN**  
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

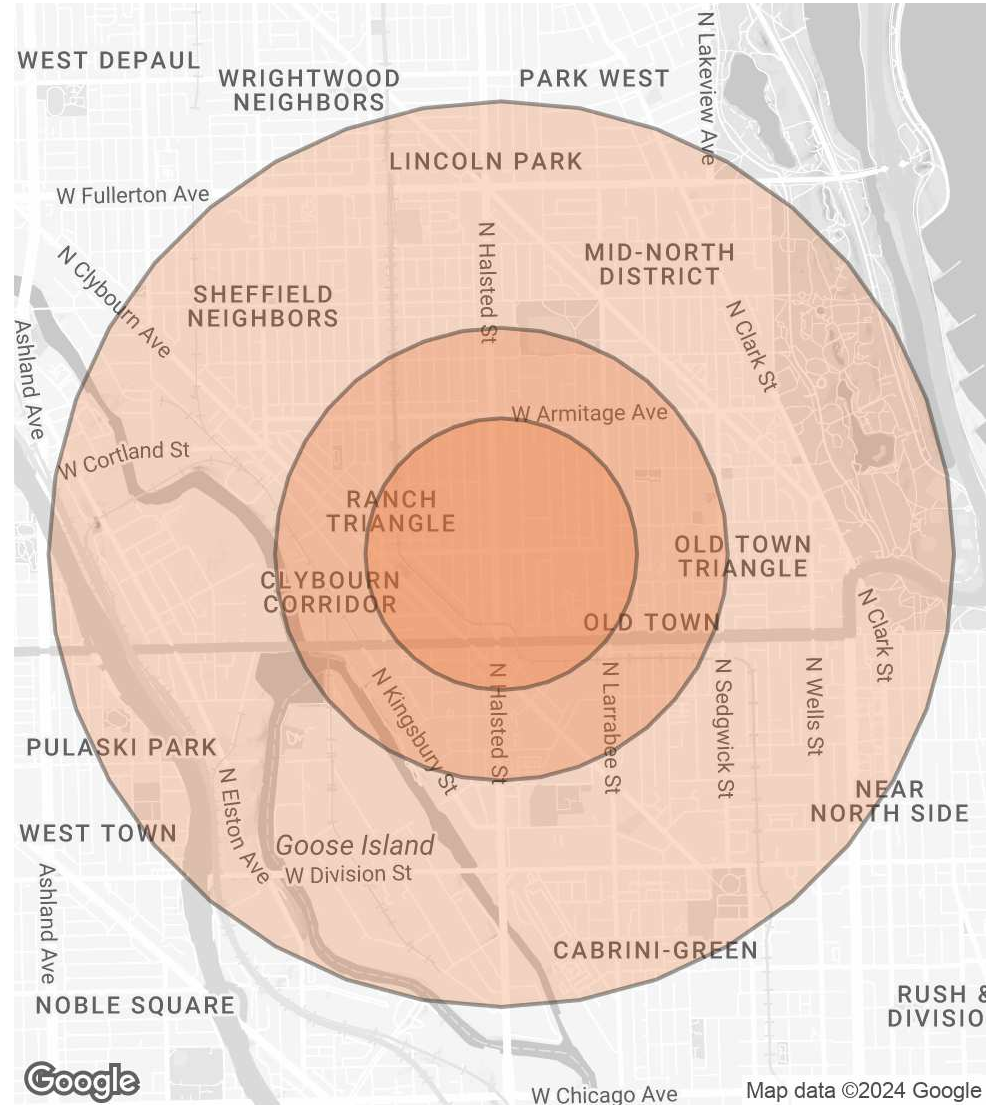
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,108	15,656	63,751
AVERAGE AGE	36	36	36
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	36	36	36

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,867	7,229	33,039
# OF PERSONS PER HH	2.2	2.2	1.9
AVERAGE HH INCOME	\$249,360	\$223,060	\$193,877
AVERAGE HOUSE VALUE	\$1,062,930	\$1,022,040	\$904,743

Demographics data derived from AlphaMap

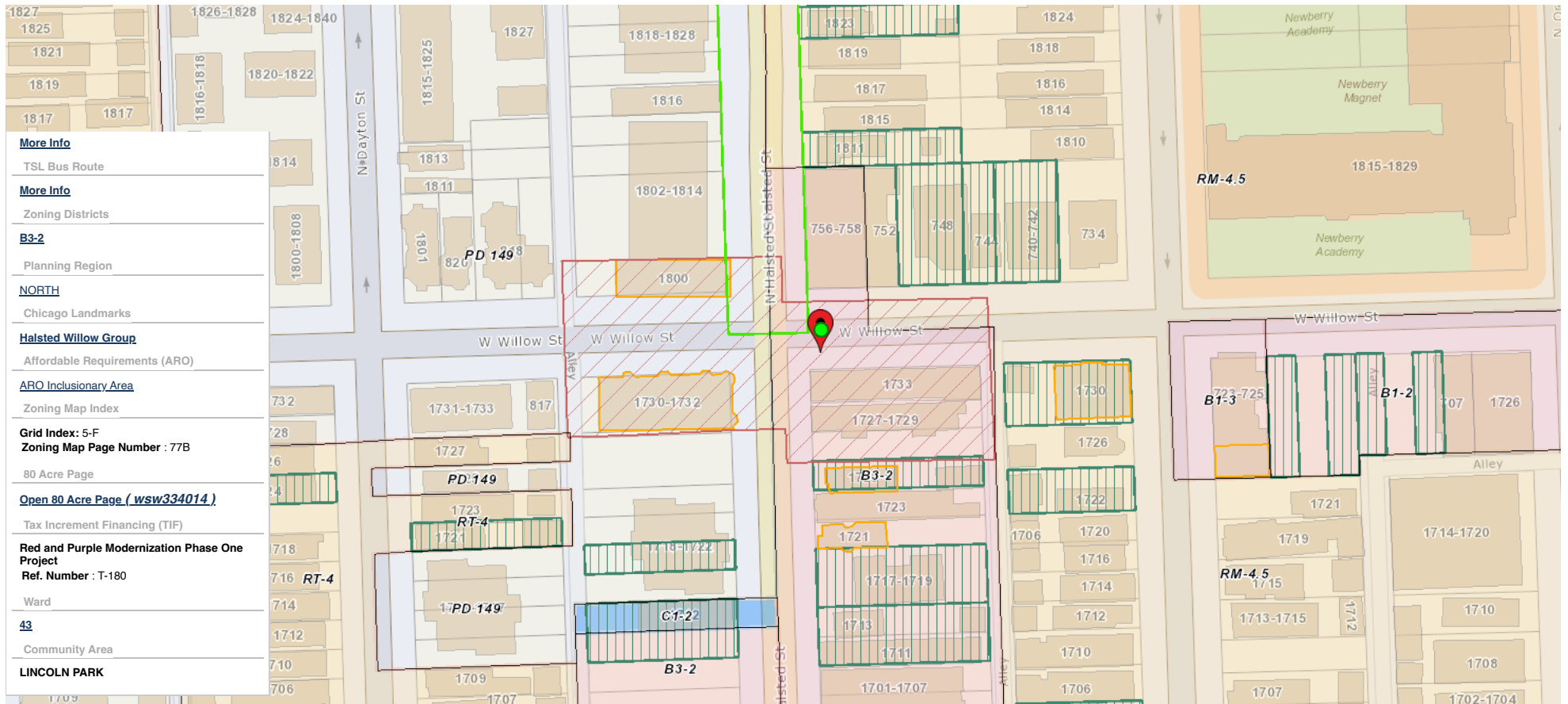


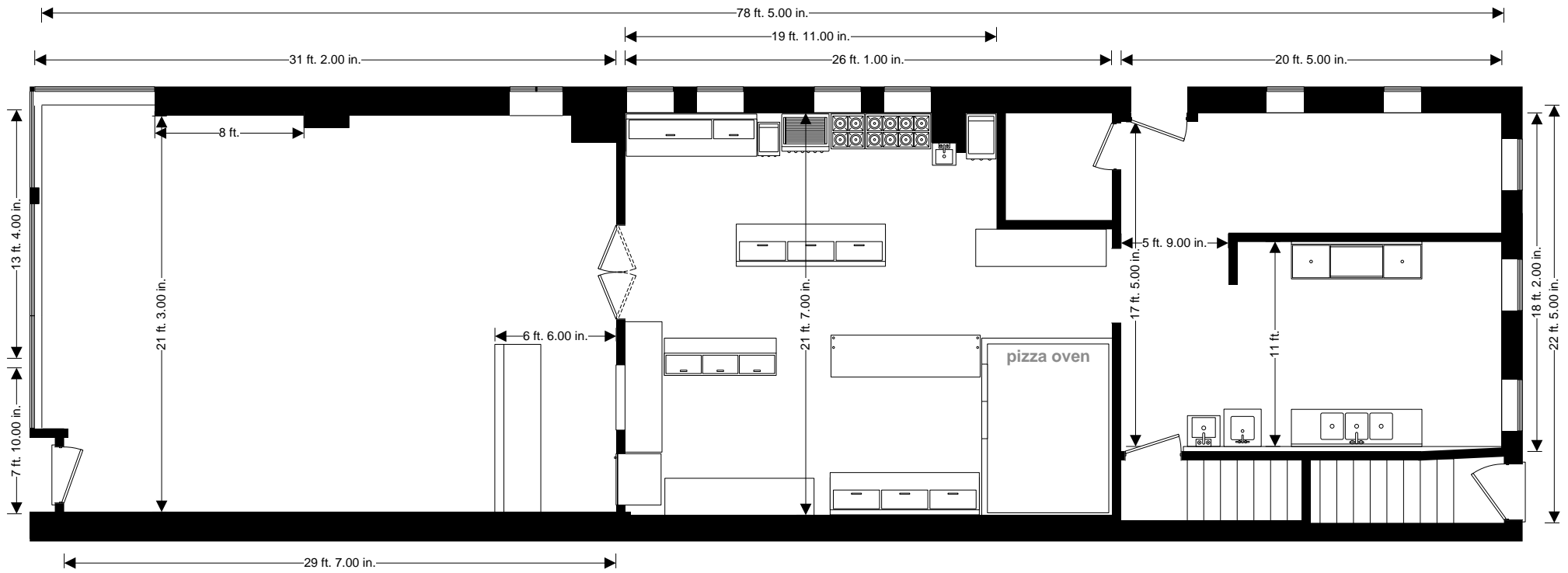
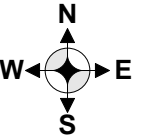
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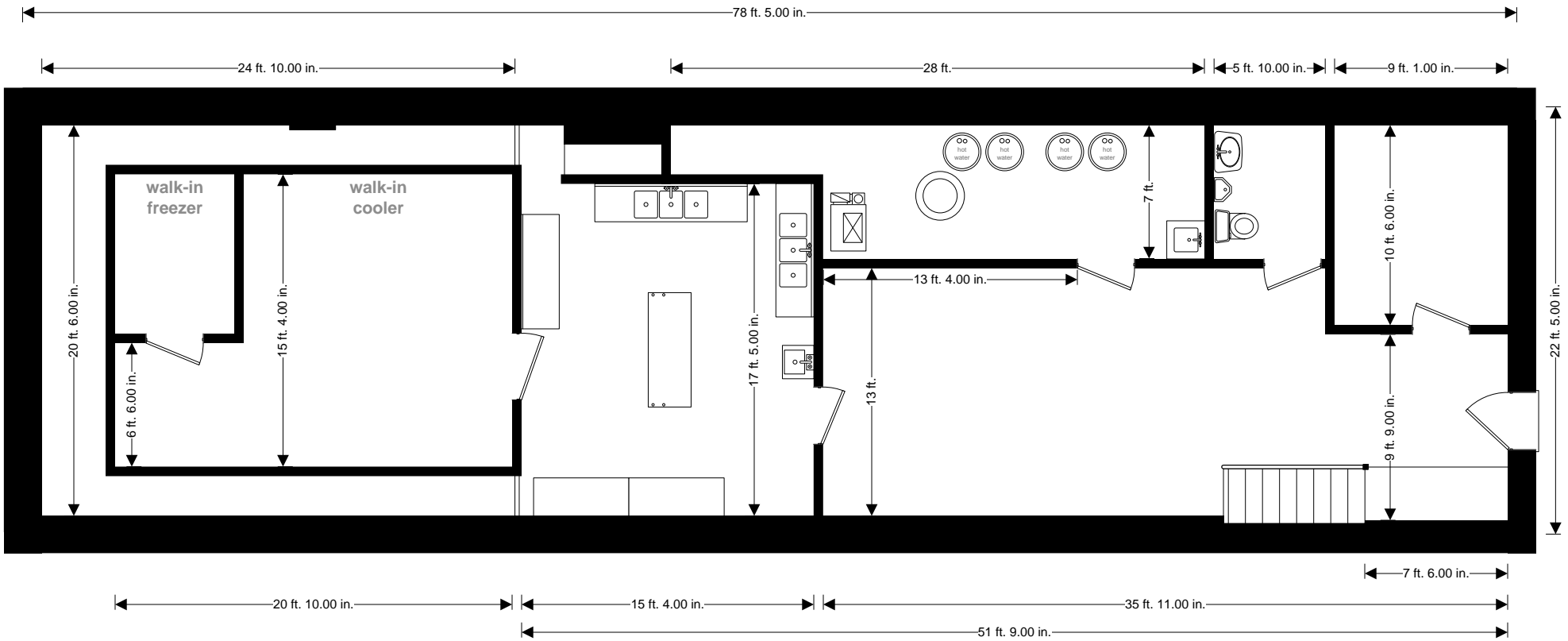
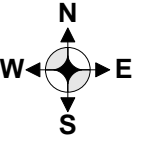
jmartin@svn.com

Zoning and Land Use Map  
Department of Planning and Development





<b>1733 North Halsted Chicago</b>		SIZE	FSCM NO	DWG NO	REV
DRAWN	Just Floorplans Inc - Chicago				
ISSUED	SCALE	1/8" = 1'-0"	<b>First Floor</b>	SHEET	2 OF 6



<b>1733 North Halsted Chicago</b>		SIZE	FSCM NO	DWG NO	REV
DRAWN	Just Floorplans Inc - Chicago				
ISSUED	SCALE	1/8" = 1'-0"	<b>Lower Level</b>	SHEET	1 OF 6





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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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