

FOR LEASE

West Loop Corner Restaurant

205 NORTH MORGAN STREET

Chicago, IL 60607

PRESENTED BY:

JIM MARTIN

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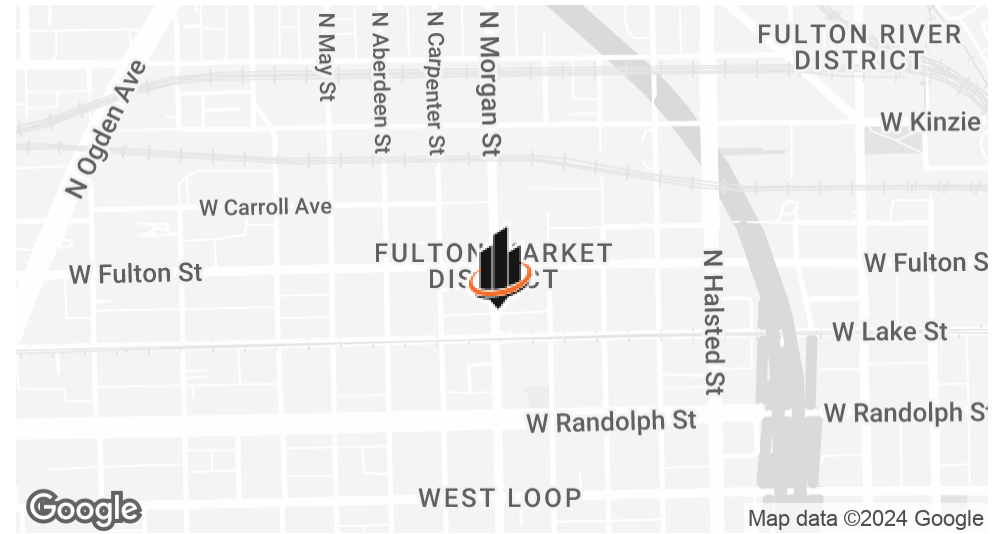
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$70.00 SF/yr (NNN)
2024 OPERATING EXPENSES	\$11.83/SF
AVAILABLE SF:	3,010 SF

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 205 N Morgan Street in Chicago's West Loop. This property's prime corner location ensures maximum visibility, while the large outdoor seating area provides a welcoming space for guests to unwind. Fully built out with an open kitchen, this versatile space is ready to bring culinary visions to life. The property's advantageous demographics set the stage for success, offering a promising foundation for a wide range of businesses. Don't miss the chance to make your mark in this dynamic urban setting.

PROPERTY HIGHLIGHTS

- Prime corner location maximizing visibility
- Expansive outdoor seating area
- Fully equipped with a versatile open kitchen
- Ideal for leveraging the property's advantageous demographics

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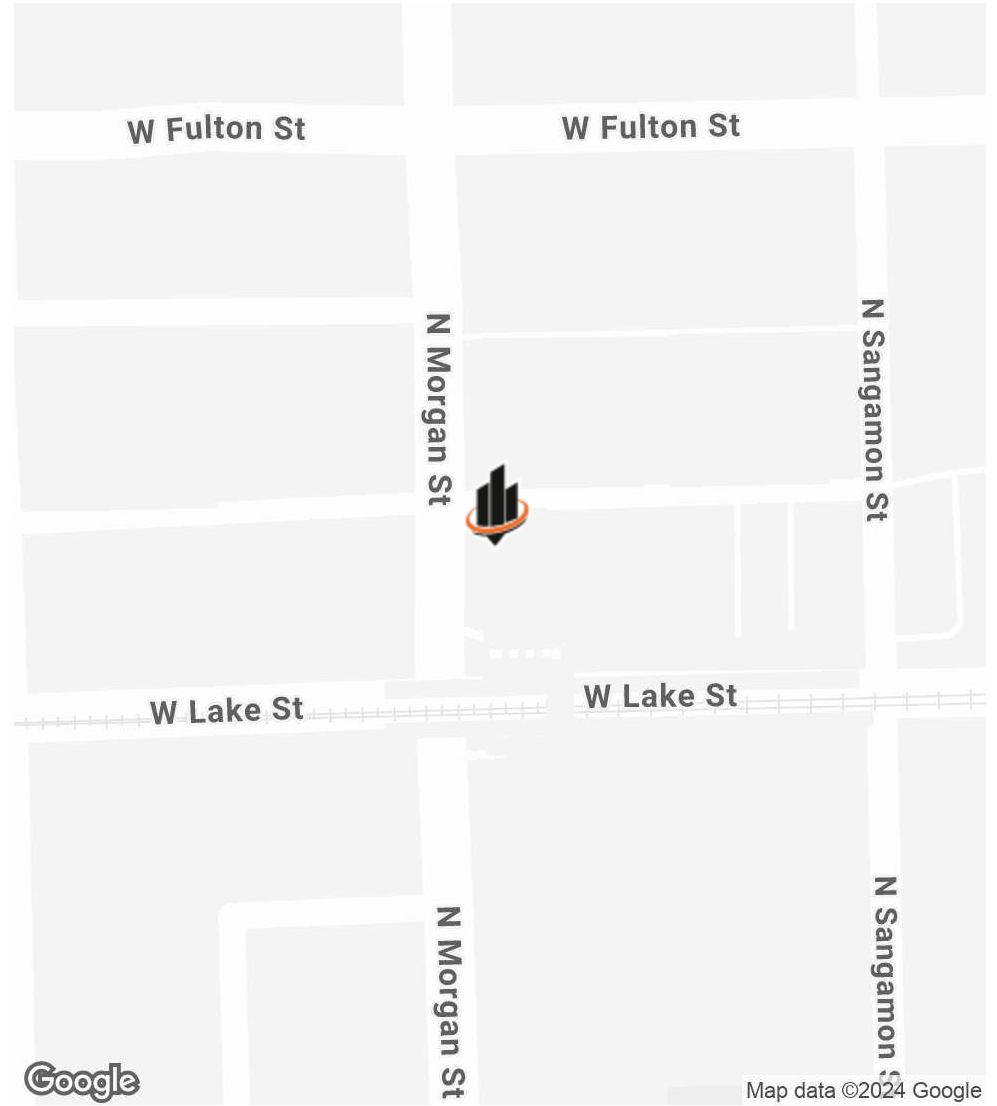
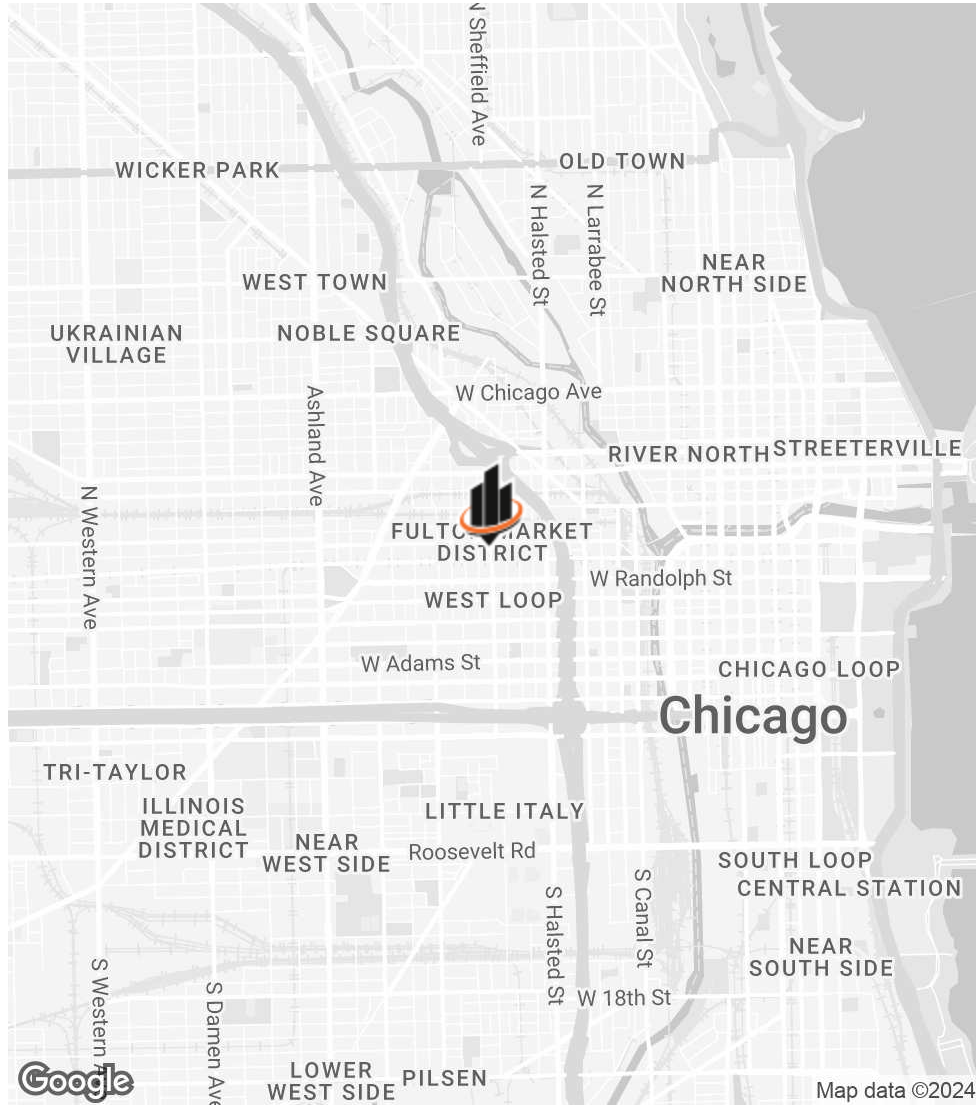
ADDITIONAL PHOTOS



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

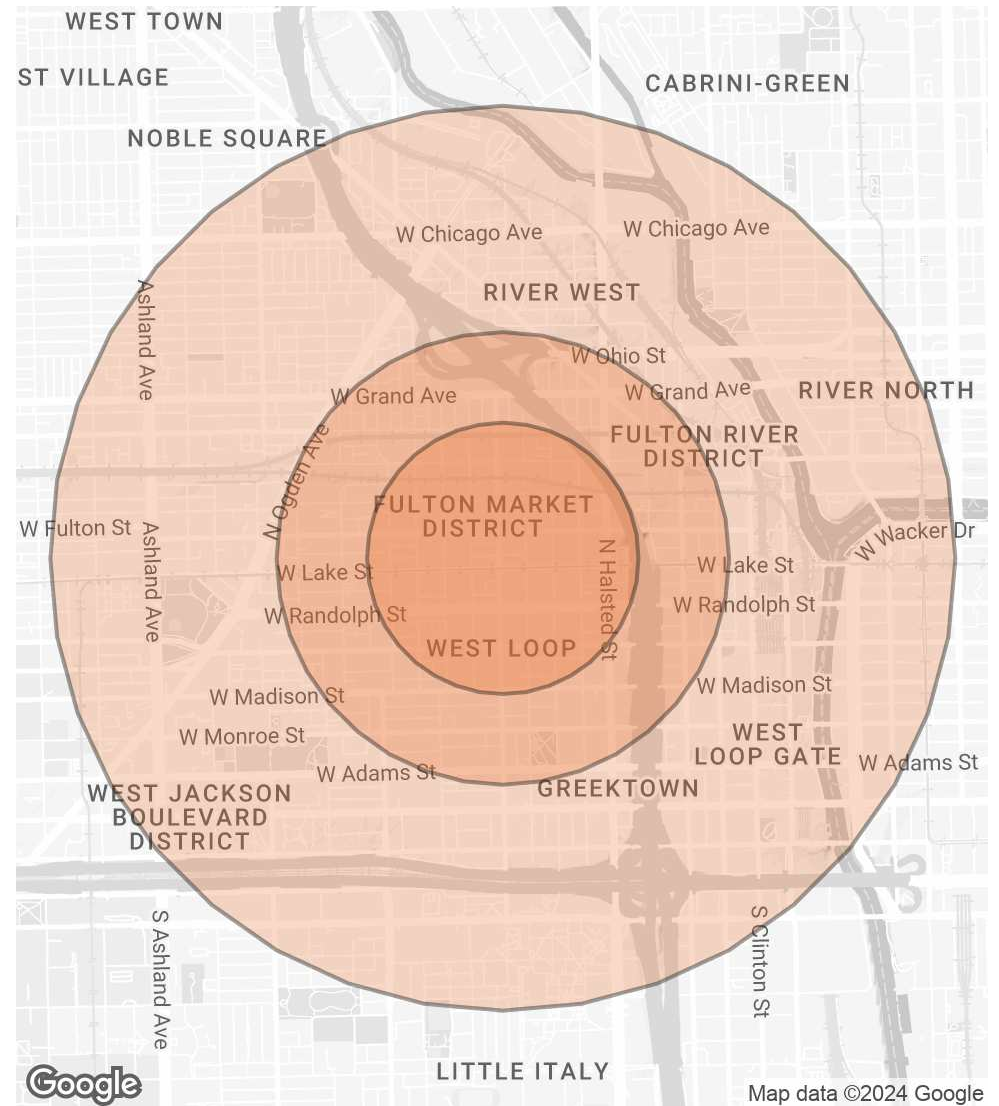
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,824	19,681	66,101
AVERAGE AGE	35	35	36
AVERAGE AGE (MALE)	35	35	36
AVERAGE AGE (FEMALE)	34	35	35

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,196	11,440	37,965
# OF PERSONS PER HH	1.7	1.7	1.7
AVERAGE HH INCOME	\$215,040	\$196,551	\$186,232
AVERAGE HOUSE VALUE	\$823,794	\$672,368	\$645,440

Demographics data derived from AlphaMap



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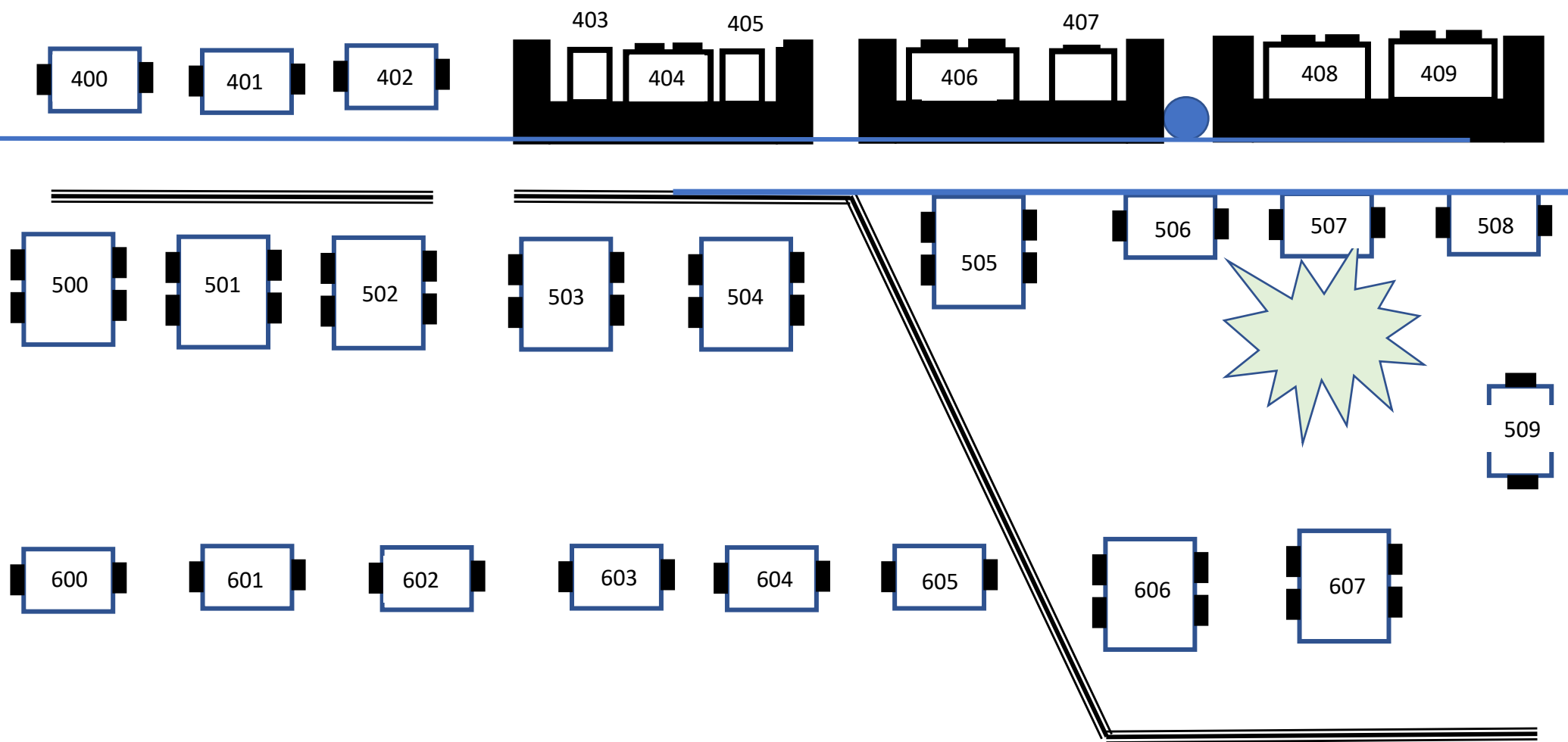
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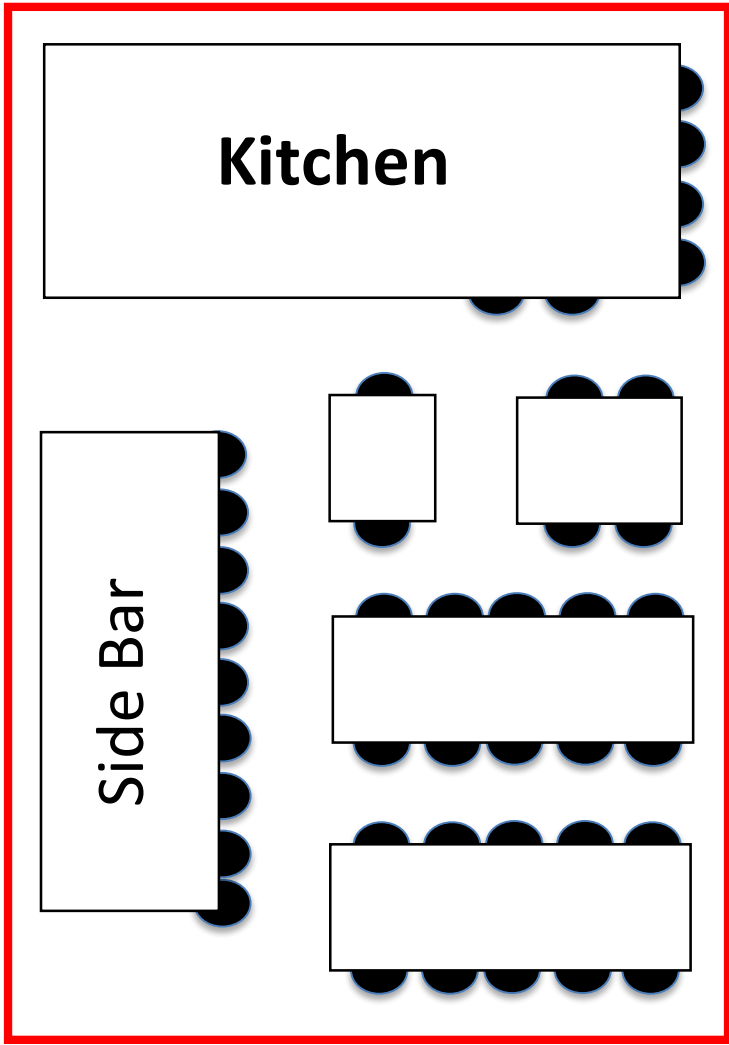
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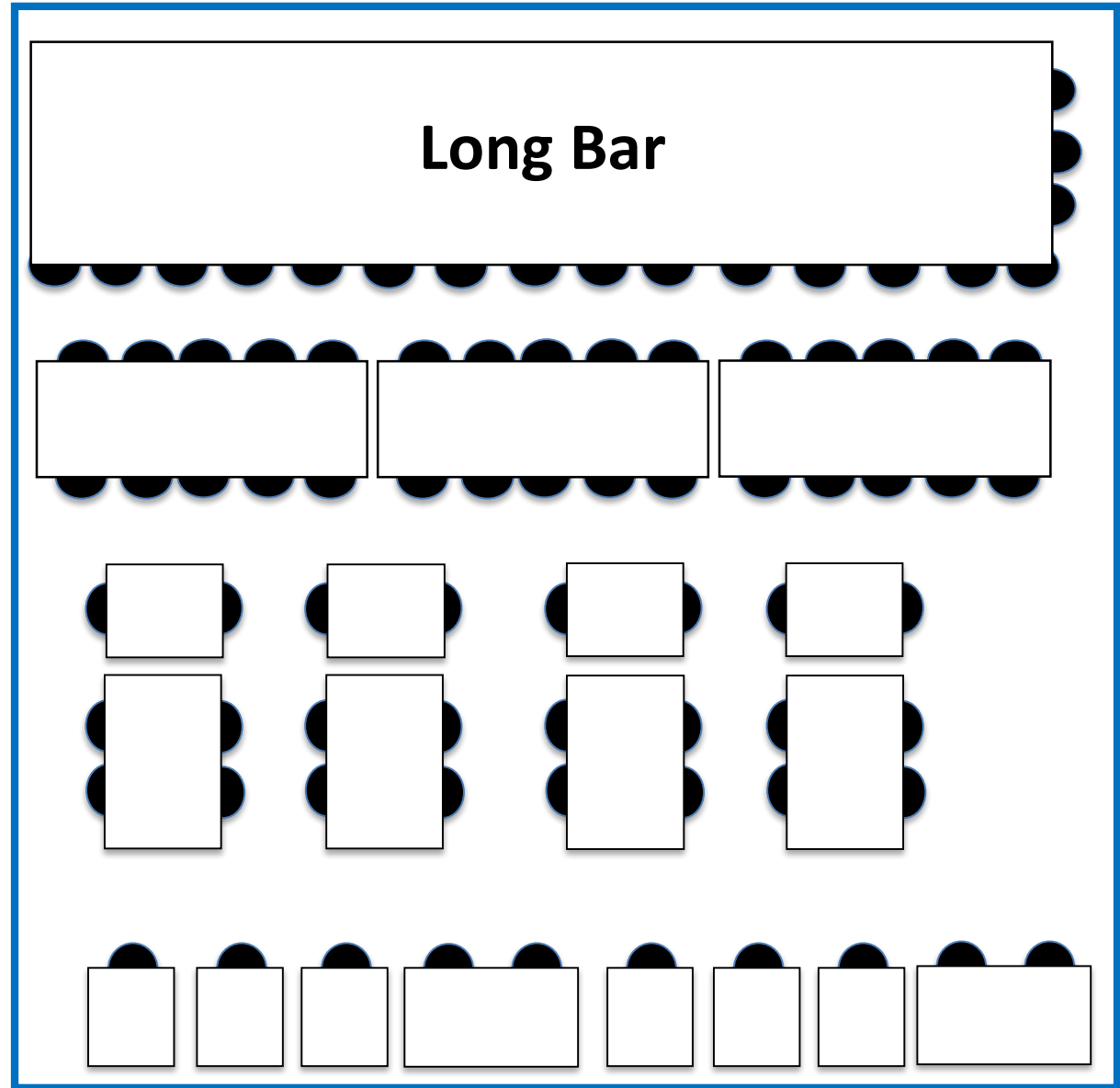
Bar Takito Events Floor Plan



Typewriter Room
Seats up to 45
Reception up to 55

Entrance

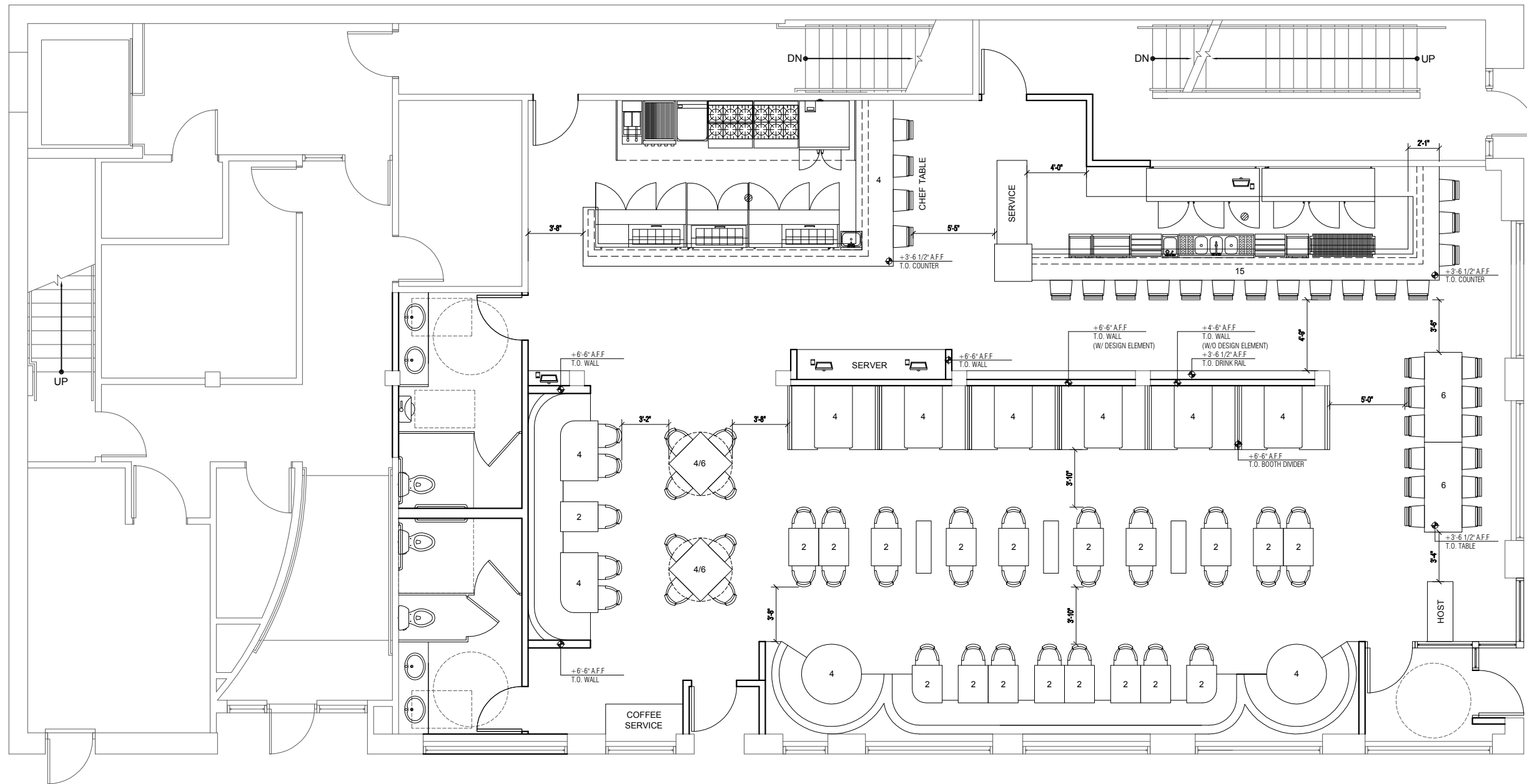
Entire Restaurant
Seats up to 127
Reception up to 200



Main Dining Room
Seats up to 82
Reception up to 145



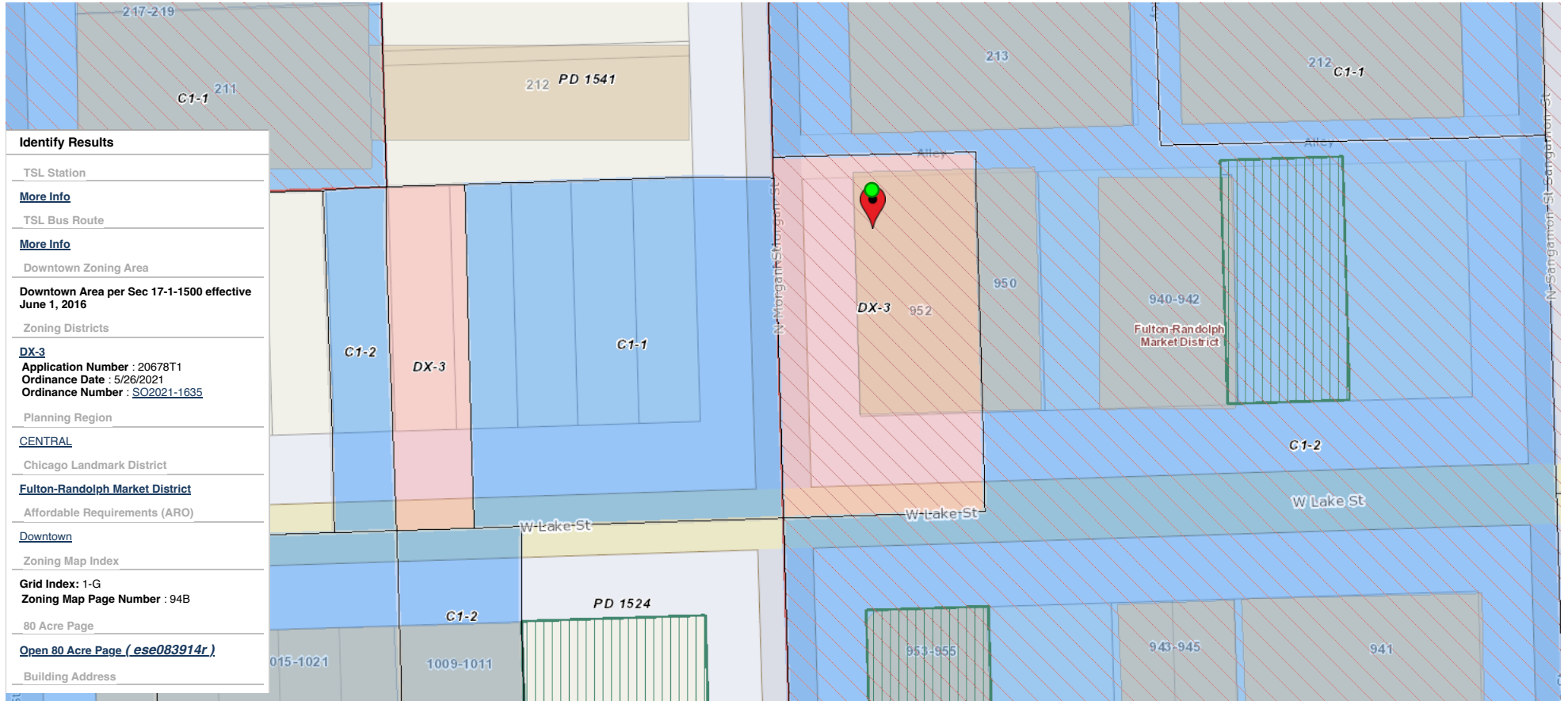
1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



TOTAL SEATS: 117/121



Zoning and Land Use Map
Department of Planning and Development



Identify Results

TSL Station

[More Info](#)

TSL Bus Route

[More Info](#)

Downtown Zoning Area

Downtown Area per Sec 17-1-1500 effective June 1, 2016

Zoning Districts

DX-3

Application Number : 20678T1
Ordinance Date : 5/26/2021
Ordinance Number : [SO2021-1635](#)

Planning Region

CENTRAL

Chicago Landmark District

Fulton-Randolph Market District

Affordable Requirements (ARO)

Downtown

Zoning Map Index

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80 Acre Page

[Open 80 Acre Page \(ese083914r\)](#)

Building Address

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