



RESTAURANT/RETAIL SPACE IN PORTAGE PARK

PROPERTY INFORMATION

- 3,000 SF ground level space with basement and 2nd floor office.
- Recently rehabbed with new flooring, new all-glass facade.
- Minutes from Portage Park's Six-Corners.
- Full bar, space for industrial kitchen, and two (2) washrooms.
- 10 ft. ceilings and exposed brick interior walls create attractive aesthetic.

- An impressive space excellent for a restaurant (incidental liquor license available), retail, or even office.

ZONED

B3-1

ALDERMAN/WARD

Nicholas Sposato / 38th

RATE

Upon Request

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Portage Park

As the city's streetcar line was extended in the early 20th century, residents discovered Portage Park, a small enclave on the city's Northwest Side.

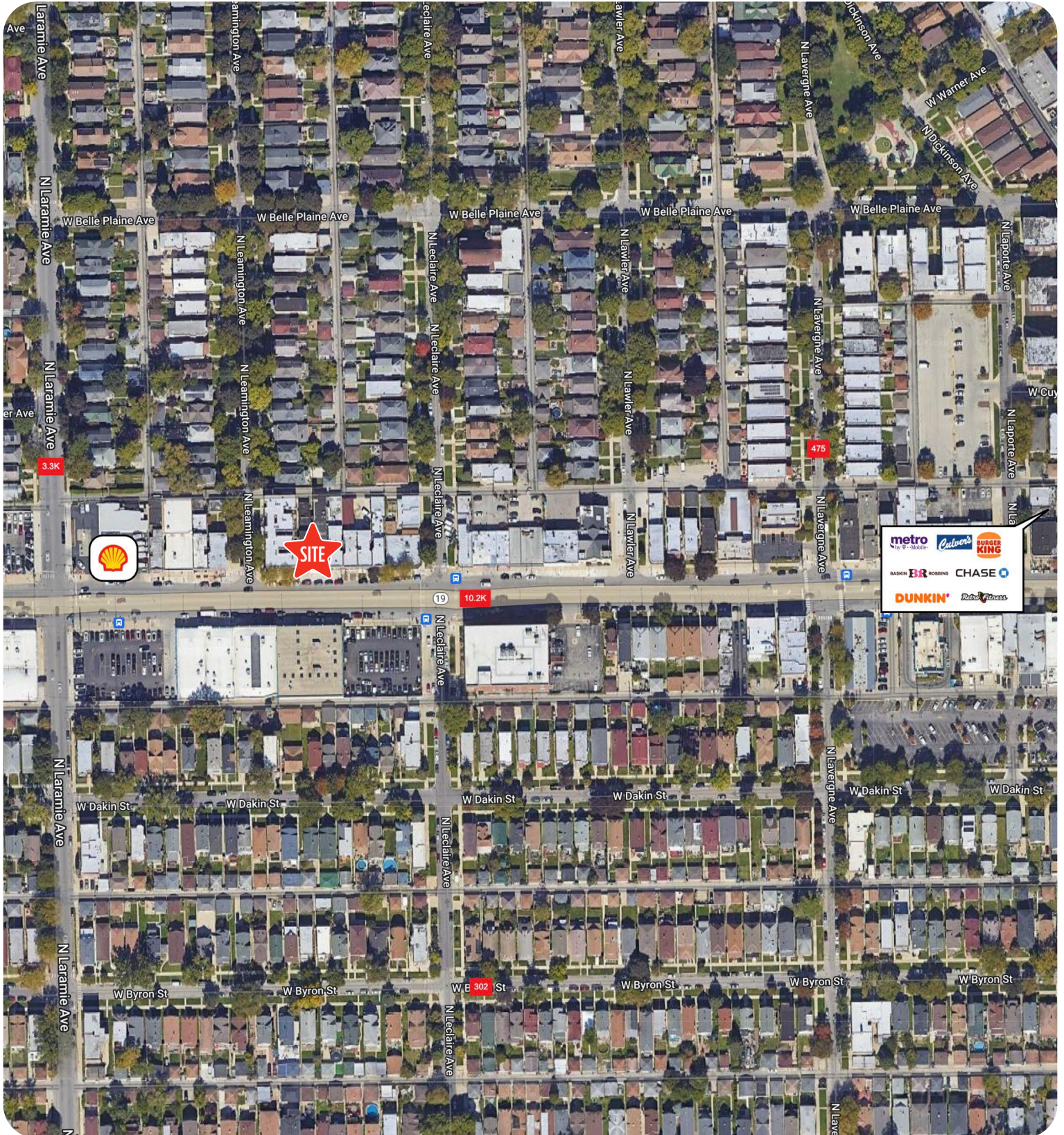
The neighborhood was a breath of fresh air for residents escaping crowded city tenements. Today's residents still enjoy the respite that the neighborhood offers, along with its beautiful parks and access to public transit.

Homes are at the heart of this community, which is part of Chicago's historic Bungalow Belt. The majority of homes are classic bungalows or single-family homes, with a few condominium buildings in the mix.

Portage Park's namesake park in the neighborhood's center is the largest on the city's Northwest Side. A community gem since 1913, the park has walking trails, playgrounds, wide-open spaces, and a pool that was used for the U.S. Olympic Team time trials in the 1970s.

Along Irving Park Road there is an eclectic mix of eateries including traditional steakhouses, classic diners, and casual coffee shops. There are also bars ranging from trendy cider houses and breweries to small dives and karaoke hotspots. Shopping is abundant in the Six Corners area with a resurgence of new shops.

Portage Park is accessible by the CTA Blue Line's Montrose Station and Metra's Milwaukee District North stop just west of the expressway.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

45,021

3 MILE

409,370

5 MILE

996,759

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$111,851

3 MILE

\$104,071

5 MILE

\$119,724