

CHICAGO PARTHENON
HOSTEL

West Loop 2nd Gen Restaurant For Lease

310 SOUTH HALSTED STREET

Chicago, IL 60661

PRESENTED BY:

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 **SVN**
CHICAGO COMMERCIAL

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9,000 per month (NNN)
AVAILABLE SF:	5,000 SF
NET CHARGES:	\$3,872 per month
AREA:	West Loop
ZONING:	DX-5
WARD/ALDERMAN:	34/Bill Conway
LIQUOR LICENSE:	No Use Restrictions

PROPERTY DESCRIPTION

Rare opportunity to lease a beautifully built-out 5,000 square foot restaurant space in the heart of Chicago's highly sought-after West Loop neighborhood. Located in one of the city's premier dining destinations, this space offers immediate operational potential with substantial restaurant infrastructure already in place. The premises features a fully built out commercial kitchen with extensive kitchen infrastructure in place. A lower-level area provides additional storage and refrigeration capacity, ensuring efficient back-of-house operations. ADA-compliant restrooms are already installed, allowing for seamless occupancy.

The layout includes a full-service bar with excellent separation from the main dining room, creating distinct yet cohesive environments. The thoughtful floor plan allows for simultaneous bar traffic and dining service while also accommodating private events, buyouts, and group dining without disrupting daily operations. With strong street presence in the vibrant West Loop, this space is ideally suited for an experienced operator seeking a turnkey opportunity in one of Chicago's most dynamic restaurant markets.

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INTERIOR PHOTOS



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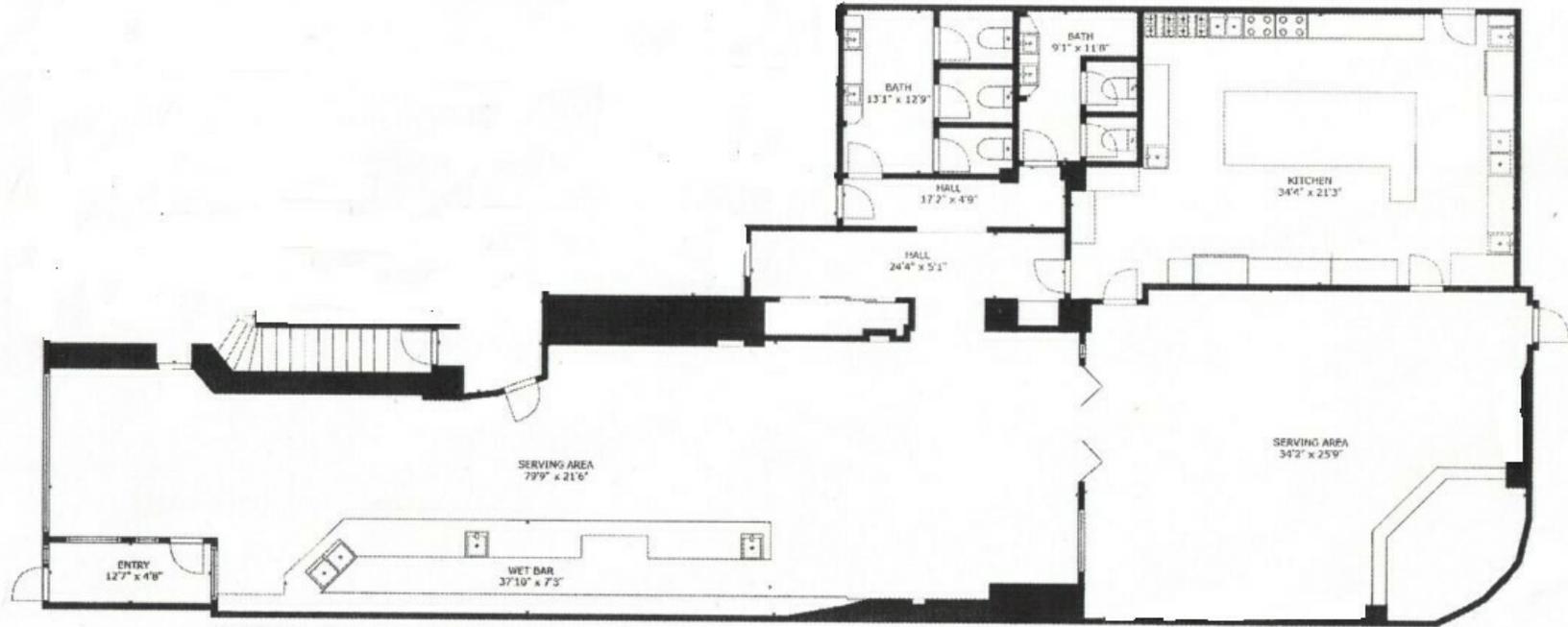
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FLOOR PLAN



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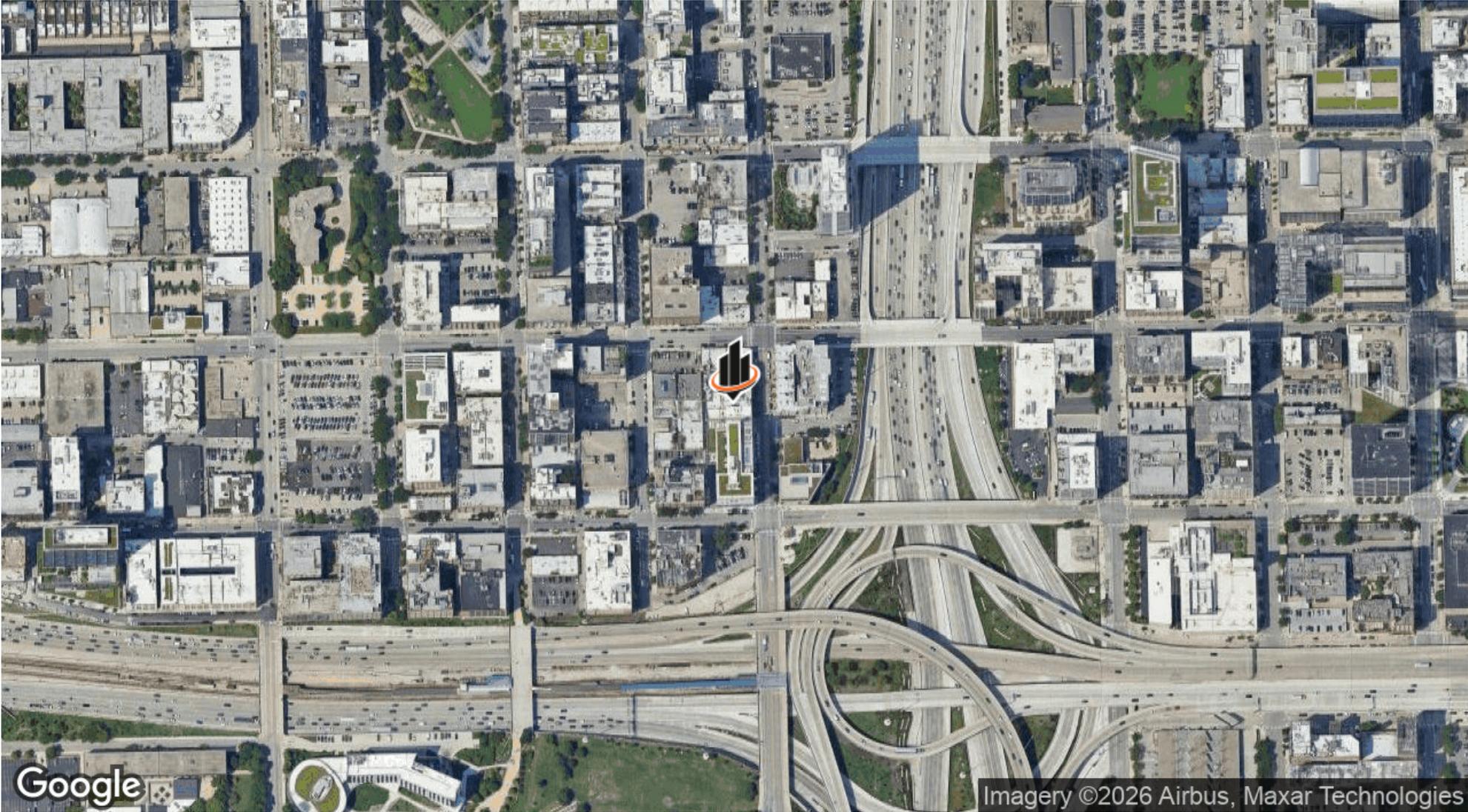
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AREA MAP



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NEARBY RETAILERS



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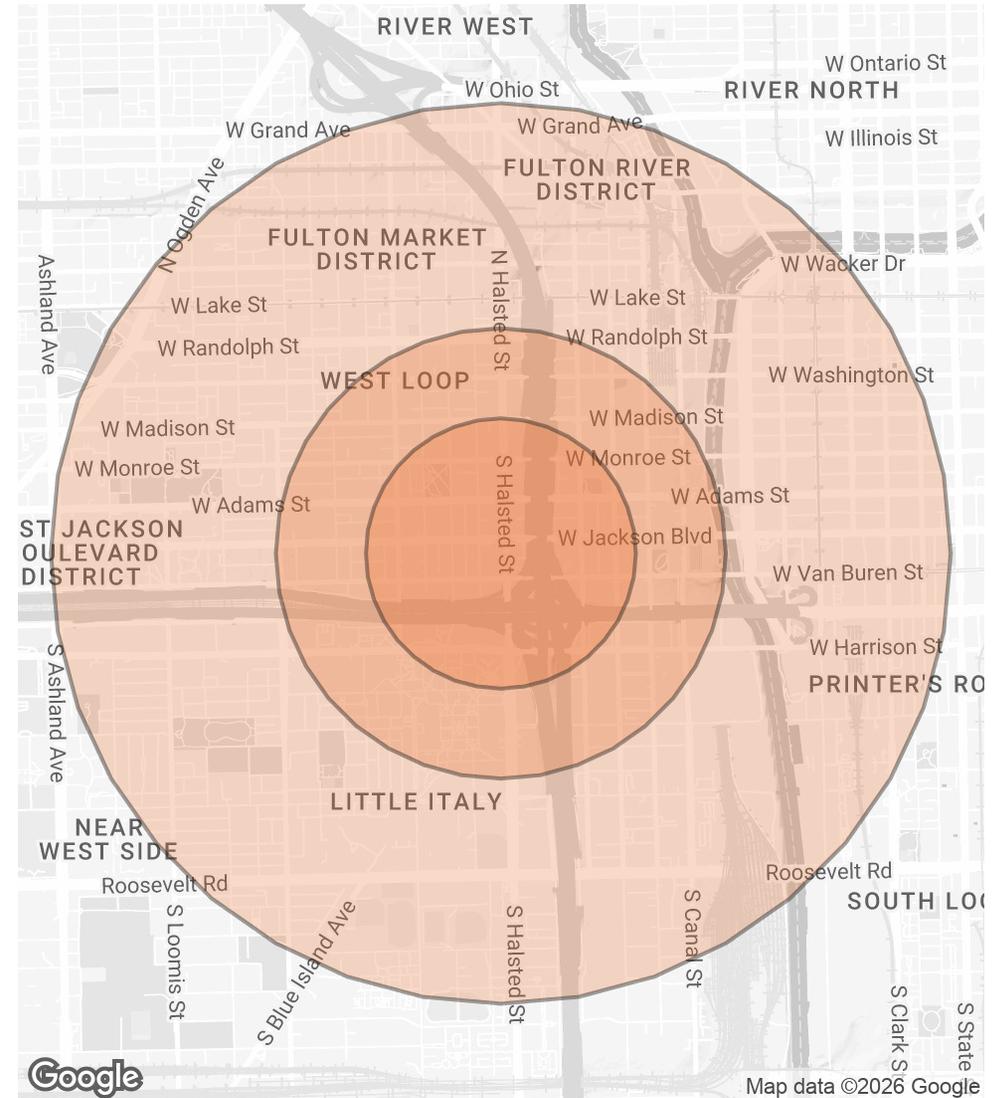
DEMOGRAPHICS MAP & REPORT

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,137	17,904	61,093
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	34	34	35
AVERAGE AGE (FEMALE)	34	33	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,812	9,779	33,228
# OF PERSONS PER HH	1.9	1.8	1.8
AVERAGE HH INCOME	\$184,910	\$180,201	\$169,394
AVERAGE HOUSE VALUE	\$554,289	\$548,460	\$572,390



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