

LEASE

2ND GENERATION RESTAURANT SPACE

434 W Ontario St Chicago, IL 60654



PROPERTY DESCRIPTION

2nd generation Restaurant space with a fully equipped kitchen - 2 commercial stoves (10-burners), commercial grill, 2 fryers, salamander, several prep stations, several ovens and a pizza oven. Lower level banquet room with its own commercial bar, Individually-controlled HVAC unit, wine cellar, separate secure liquor cage, several walk-in coolers & freezers, dry pantry, several ice makers, black iron, Move-in condition. 15' ceilings in entry, audio system. Located on 1st Floor (+/- 4,082 sf) and garden level (+/- 2,500 sf). 600 AMP electric. Office has a safe. Former tenant had an outdoor patio setup. Furniture in photos is available.

PROPERTY HIGHLIGHTS

- 2nd generation Restaurant space
- Fully equipped kitchen
- Banquet room with bar and outdoor patio

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,582 SF
Building Size:	24,810 SF
Zoning:	DX-7
APN:	17091270190000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	61,698	238,270	451,039
Total Population	86,844	410,151	877,887
Average HH Income	\$137,721	\$138,871	\$115,166

Bruce Heller
312 915 4722



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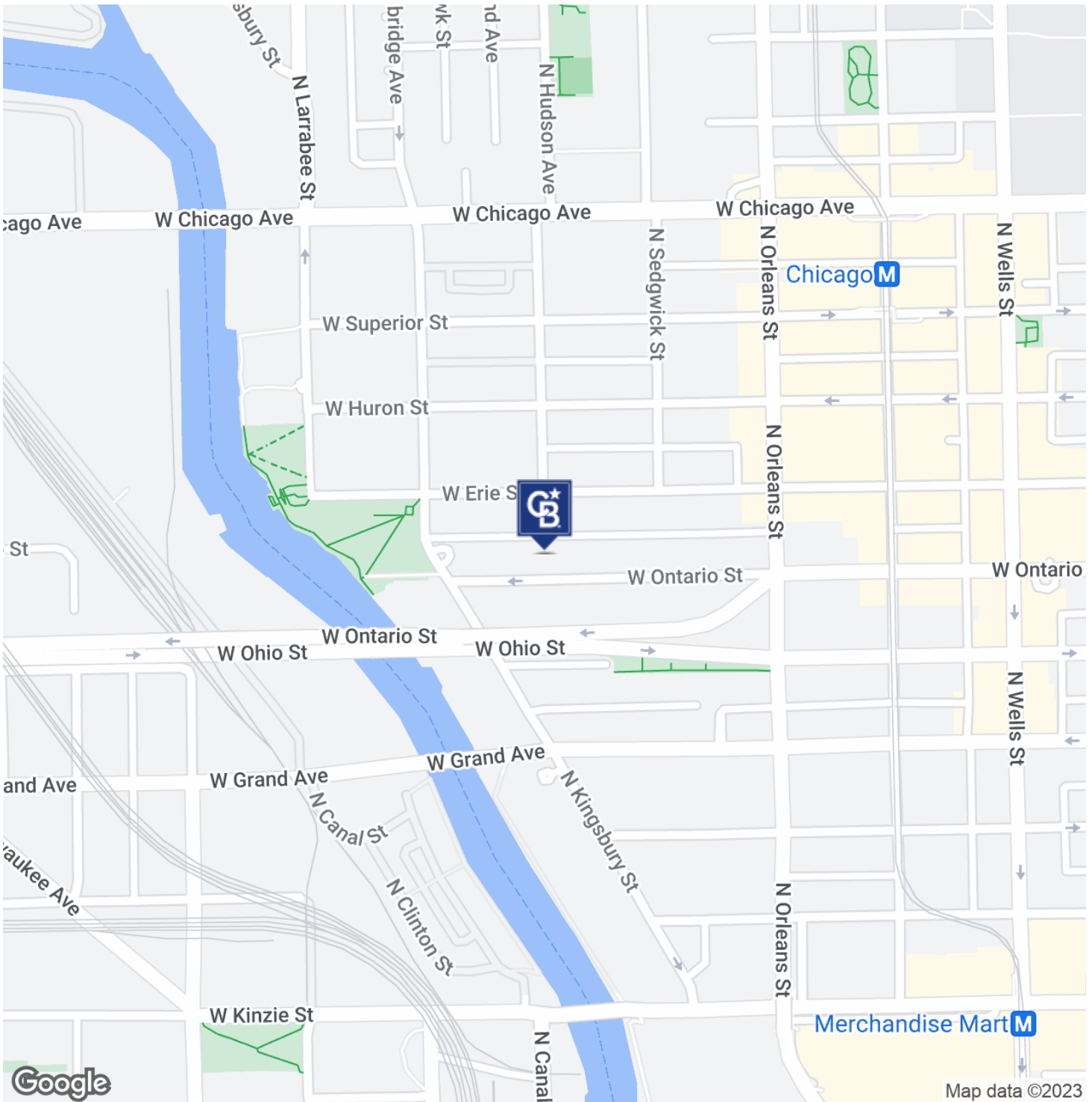


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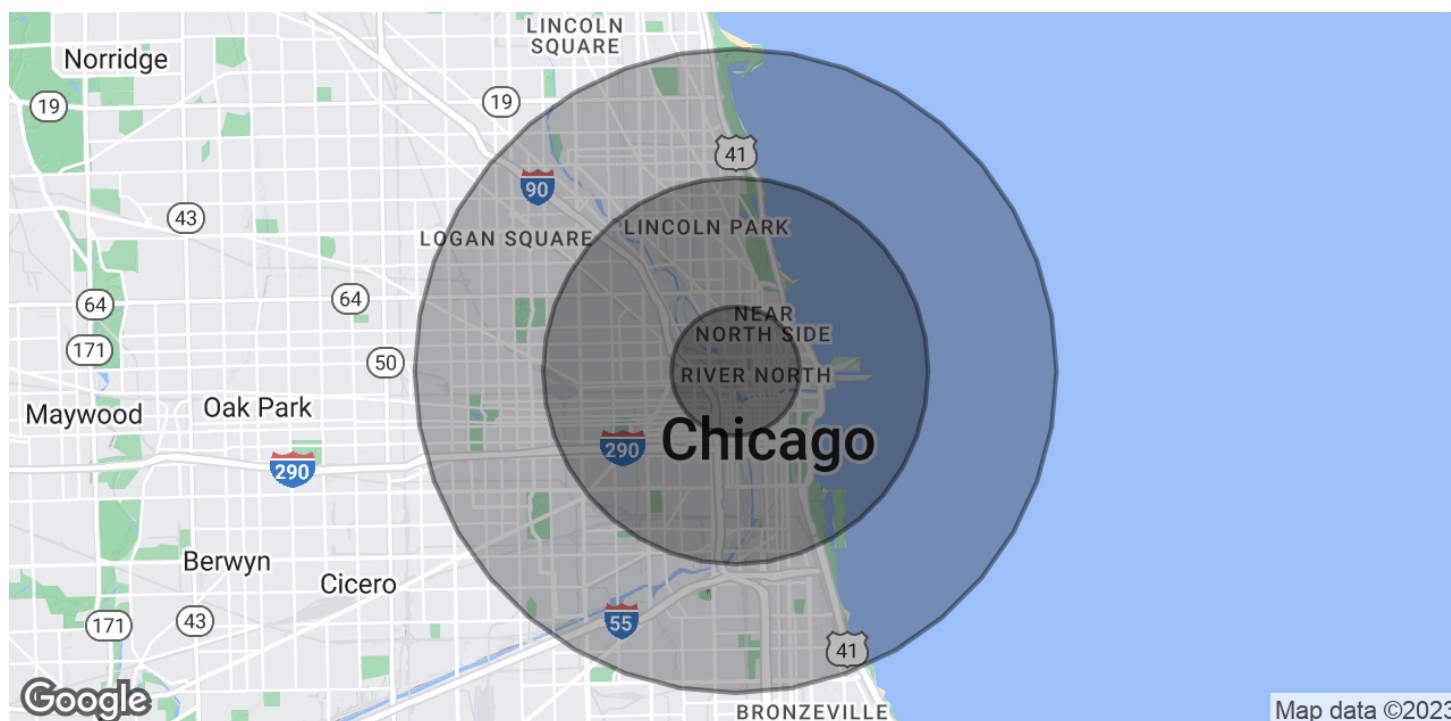


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	86,844	410,151	877,887
Average Age	35	34.5	34.1
Average Age (Male)	34.7	34.5	33.7
Average Age (Female)	34.9	34.8	35

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	61,698	238,270	451,039
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$137,721	\$138,871	\$115,166
Average House Value	\$465,213	\$499,956	\$422,031

* Demographic data derived from 2020 ACS - US Census

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