

2301 W. Chicago Avenue

CHICAGO, ILLINOIS

Retail Space For Lease
Southwest corner of Chicago and Oakley

FOR MORE INFORMATION,
PLEASE CONTACT

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DEMOGRAPHICS



54.8k+

Total Population
1 Mile

16.9k+ 4.50k+
0.5 Miles 0.25 Miles



\$154k+

Average HH Income
1 Mile

\$148k+ \$152k+
0.5 Miles 0.25 Miles



47.2k+

Daytime Population
1 Mile

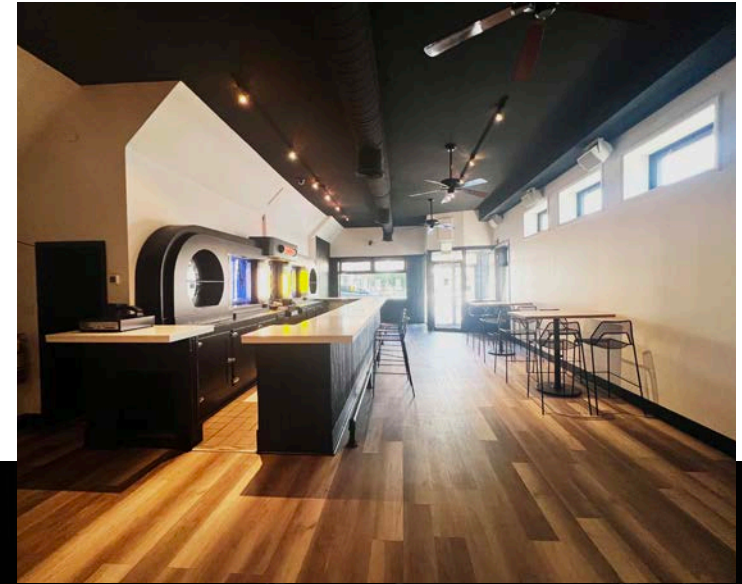
12.5k+ 2.85k+
0.5 Miles 0.25 Miles

WEST TOWN

- The fully built out restaurant space is located on busy Chicago Avenue, surrounded by dense residential population with heavy pedestrian traffic given the surrounding food and beverage environment.
- Newer HVAC system and updated electrical 2017 / 120/240 single phase.
- Great 45' x 10' patio opportunity providing approximately 28 extra seats to enjoy during the warmer months of the year.
- Rare corner opportunity in the heart of Chicago's premier West Town dining corridor.
- Existing restaurant/bar infrastructure, current operator is open to discussions involving the transfer of all or some FF&E.
- Existing take out window along Oakley Blvd.

NEIGHBORING TENANTS

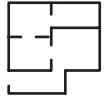
Parson's Chicken & Fish, Beatnik, Porto, Funkenhausen, Sol Chicago, Tuman's Tap and Grill, Tryzub Ukrainian Kitchen, Ann's Bakery & Deli, Fatso's Last Stand, Viero Bridal, Mariano's



CANVAS

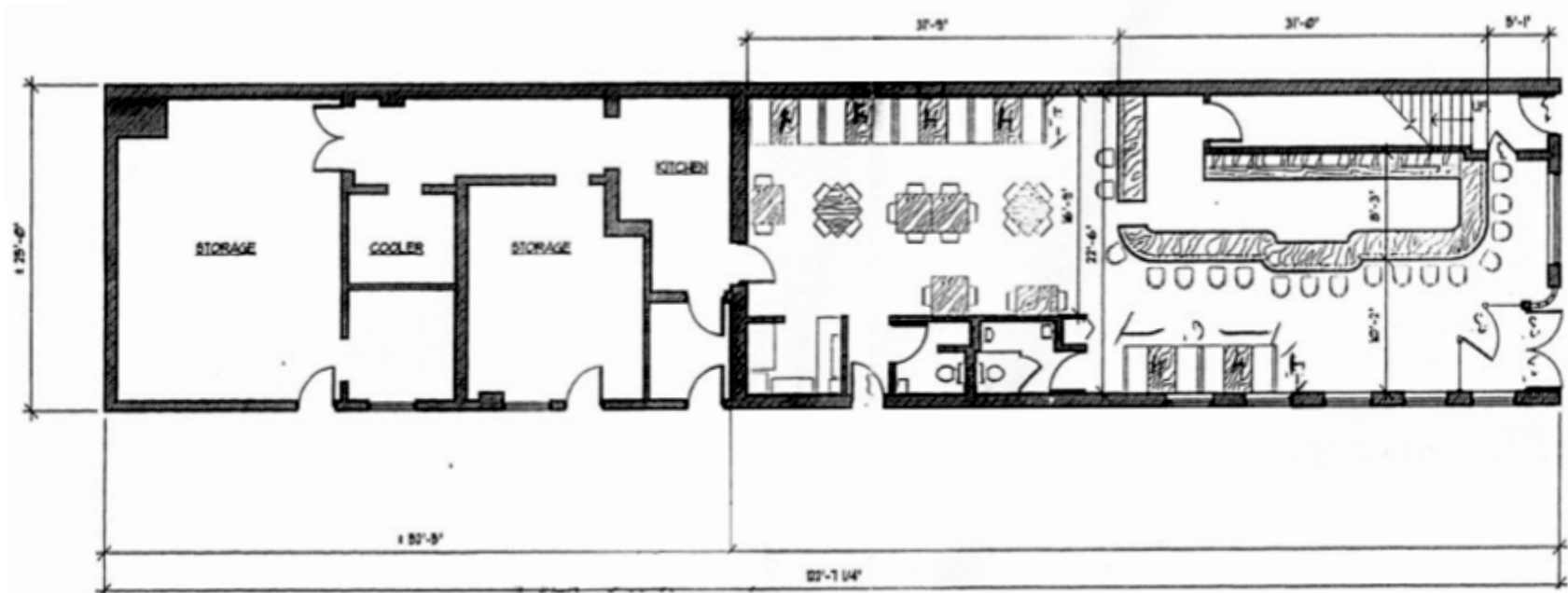
FLOOR PLANS

SPACE AVAILABLE



±2,700 sqft

Total



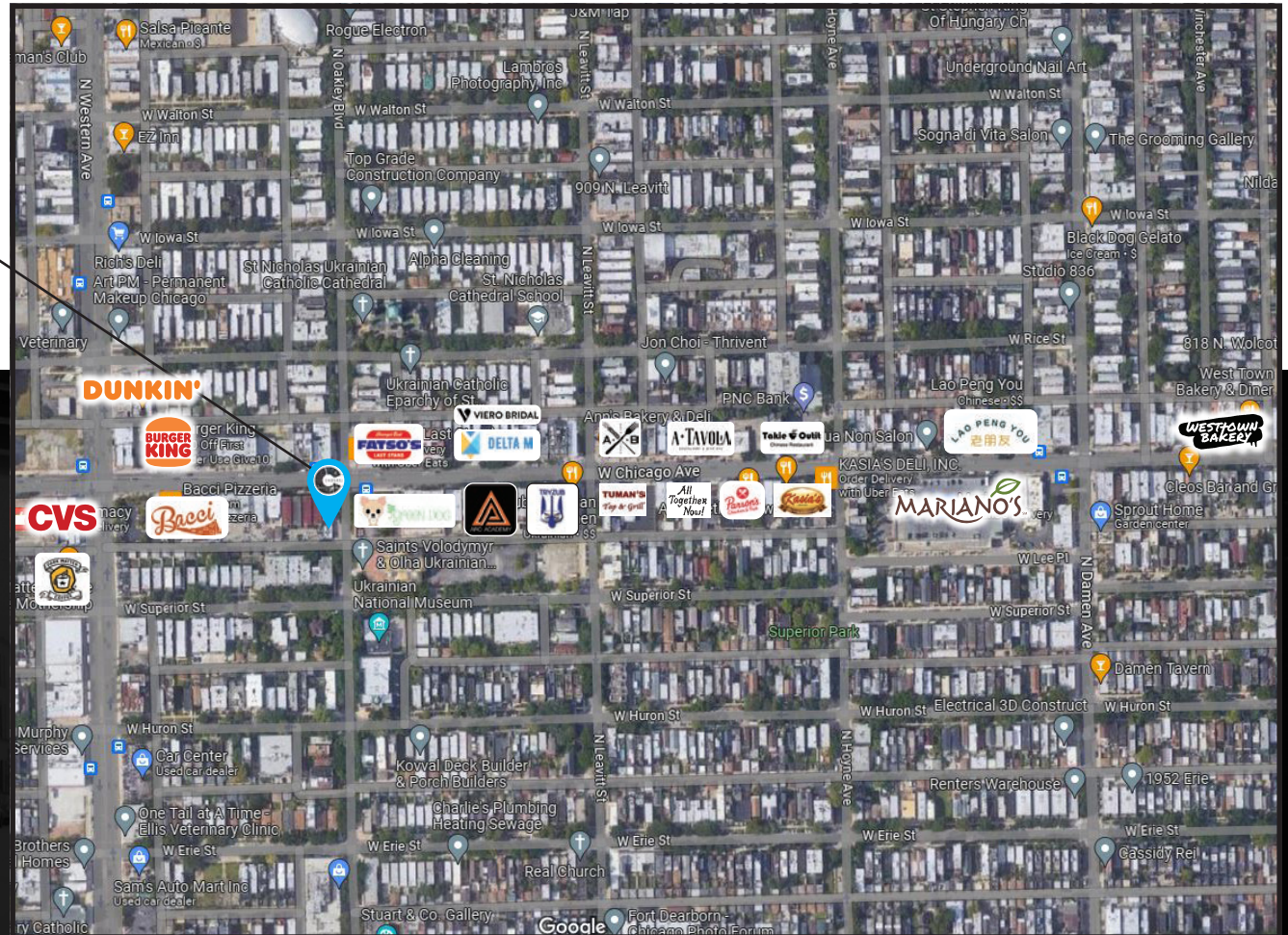
CANVAS



STREET MAP

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SPACE FOR LEASE



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