

RESTAURANT SPACE
AVAILABLE FOR LEASE

959 N. Western Ave. UKRANIAN VILLAGE - CHICAGO



CANVAS

UKRANIAN VILLAGE

Located at the Southeast corner
of Augusta & Western

HIGHLIGHTS

- 1,750 SF 2nd-generation restaurant in the heart of Ukrainian Village
- Located on the prominent corner of Western & Augusta
- Excellent visibility and frontage with strong signage potential
- Surrounded by dense residential neighborhoods, established retailers, and popular dining destinations
- Ideal for restaurant, café, fast-casual, or F&B concepts seeking a turnkey location

NEIGHBORING TENANTS

ART PM

Est 2014
BOEUFHAUS



DUNKIN'

& INN



FIFTH THIRD



DRINKING & GATHERING
FOR OVER 60 YEARS
SPORTSMAN'S
CLUB

TANDÖR
CHAR HOUSE

Total Home Health
an AdaptHealth company

VWV
Village West
Veterinary

DEMOGRAPHICS



56.3k+

Total Population
1 Mile



\$192k+

Average HH Income
1 Mile



51.9k+

Daytime Population
1 Mile

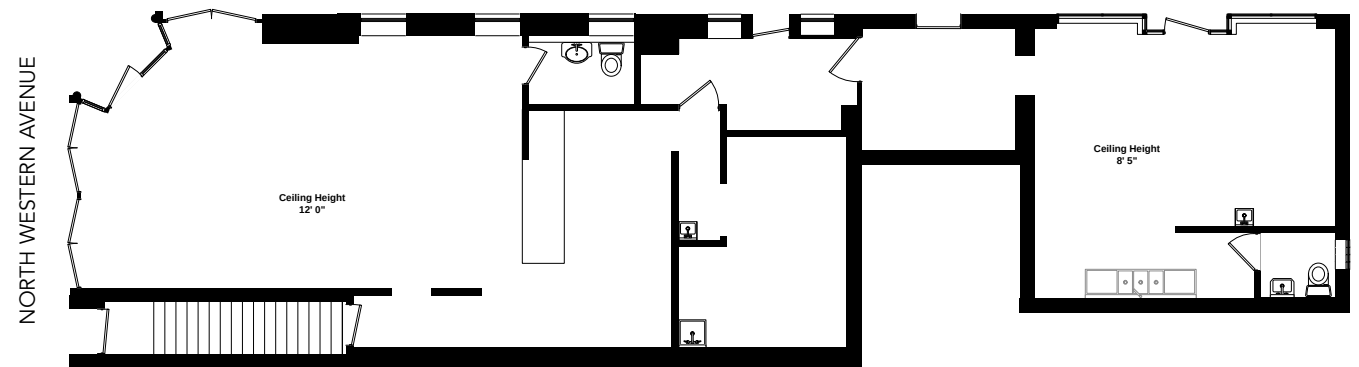
SPACE AVAILABLE



1,750 sf

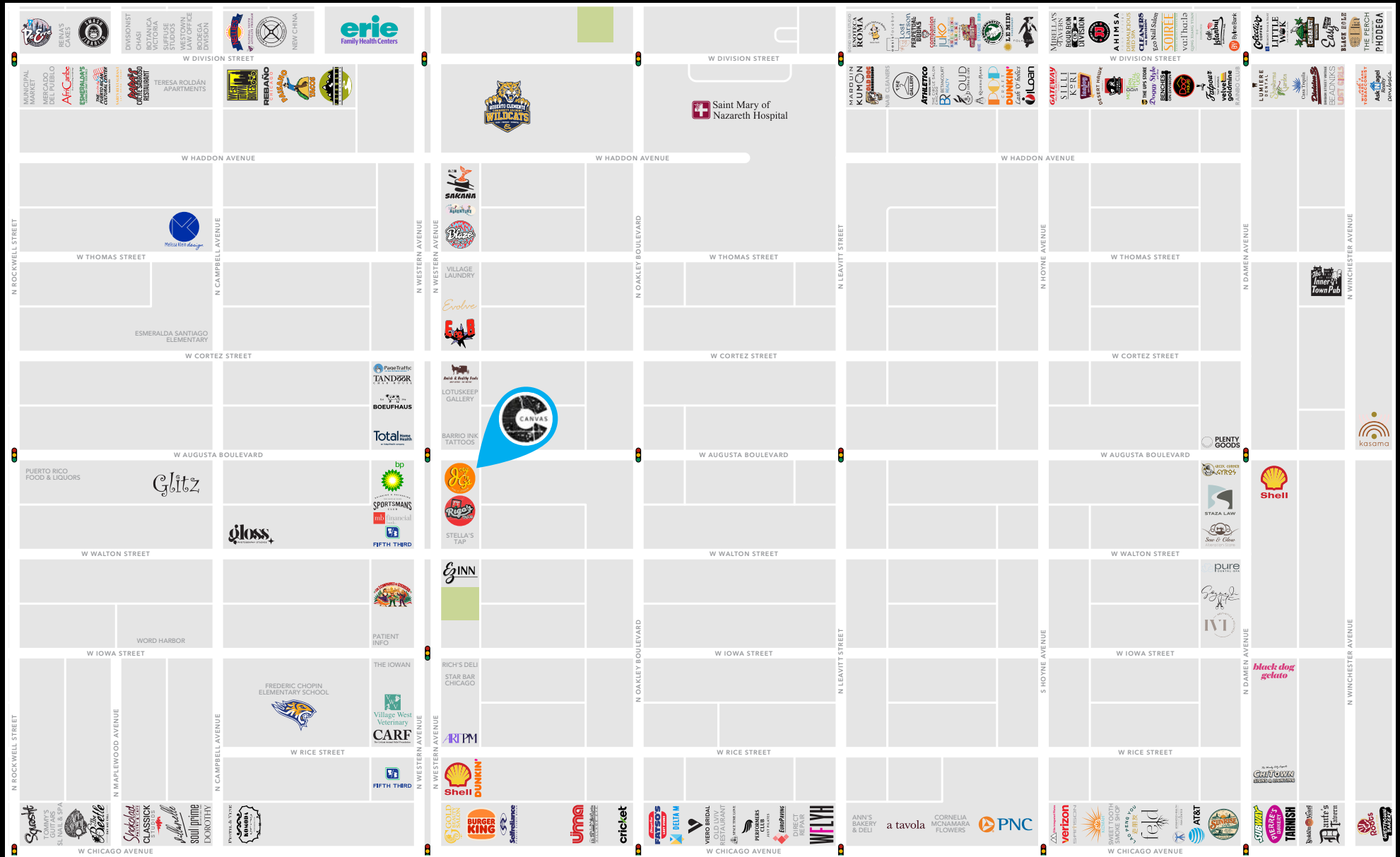
Ground Floor

FLOOR PLAN



Ground Floor





FOR MORE INFORMATION, PLEASE CONTACT

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