

# West Town - Chicago Corner Restaurant Space with Open Floor Plan for Lease

1378 W. Grand Ave. Chicago, IL 60642



## West Town

Located within the West Town community area, Pulaski Park, Wicker Park, Ukrainian Village, East Village, River West, Noble Square, Humboldt Park and Smith Park are a heady mix of popular pastimes. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built for Chicago's wealthy 19th century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.

**1378 W. Grand Ave. Chicago, IL 60642**

Size	2,280 SF (Approximate)
Zoning	B3-2
Rental Rate	\$30 per SF (\$5,700 per Month)
Lease Type	Modified Net

For additional information or to schedule a showing contact:

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## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	23,867	224,446	503,807
2015 Female Population	21,697	232,085	509,243
2015 Total Population	45,564	456,531	1,013,050
2015 Total Households	22,141	220,954	431,290

## Income

2015 Median Household Income	\$76,726	\$66,940	\$55,453
2015 Per Capita Income	\$53,711	\$50,913	\$38,280
2015 Average Household Income	\$107,082	\$101,240	\$86,941

## Nearby Businesses

Green Grocer Chicago	Burger Baron
M Vie Chicago	Pinky Nail Chicago
Bella Notte Ristorante	Bon Macaron Chicago
Artistic Home Theater	3oclockclub

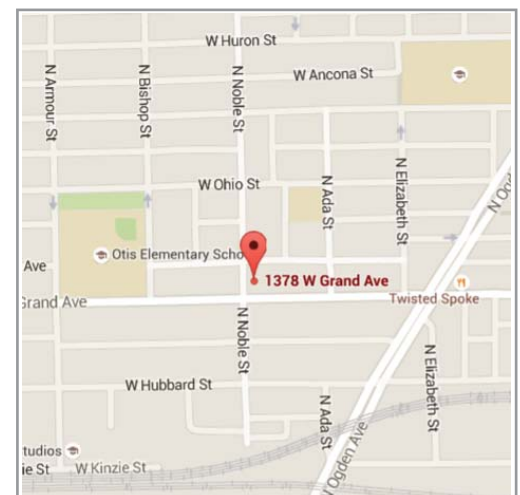
## Property Description

Existing restaurant space for lease in West Town on the corner of Grand and Noble. Open floor plan perfect for any restaurant, bar and/or quick serve concept. Sizable kitchen provides plenty of room for prep and storage. Rare opportunity to obtain a second generation restaurant space in one of Chicago's hottest neighborhoods!

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 07-07-15

## Map

Grand & Noble



## LISTING INFO

Agent Responsible	Chad Severson
Is this Confidential?	No
Transaction Type	Restaurant Space for Lease
Property Data	
Address	1378 W. Grand Ave.
City, Zip Code	Chicago, IL 60642
Area	West Town
County	Lake
Rental Rate	\$30 psf, roughly \$5,700.00 monthly
Lease Type	Modified Net
Lease Term	To be negotiated
Yearly Adjustment	3%
Security Deposit	Pending financial review
Taxes and Insurance	Tenant is responsible for 50% of the total tax bill, as well as 50% of the total insurance bill (Roughly \$6500 in 2016) as well as 80% of the total water bill, TBD by tenants nature of business.
Stories	1
Square Feet (Approx.)	2,280 SF
Parking	Street
Zoning	B3-2
Licenses	To be applied for
A/C & Heat	Please ask broker
Electric (amps)	Please ask broker
Type of Basement	Full/Unfinished
Ward	Ward 01
Alderman	Joe Moreno - (773) 278-0101
Nearby Businesses	Green Grocer Chicago, M Vie Chicago, Bella Notte Ristorante, Artistic Home Theater, Burger Baron, Pinky Nail Chicago, Bon Macaron Chicago, 3oclockclub
Property Description	Existing restaurant space for lease on the corner of Grand and Noble. Open floor plan perfect for any restaurant, bar and/or quick serve concept. Rare opportunity to obtain 2 <sup>nd</sup> generation restaurant space in one of Chicago's hottest neighborhoods!
Location Description	West Town - Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. On top of that, beautiful historic mansions built fo Chicago's wealthy 19 <sup>th</sup> century merchants and German beer brewers provide some of the best examples of Victorian architecture anywhere in the city.
Cross Streets	Grand/Noble

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