



LEASE

Logan Square Second Generation Restaurant For Lease

2239-2241 NORTH WESTERN AVENUE

Chicago, IL 60647

PRESENTED BY:

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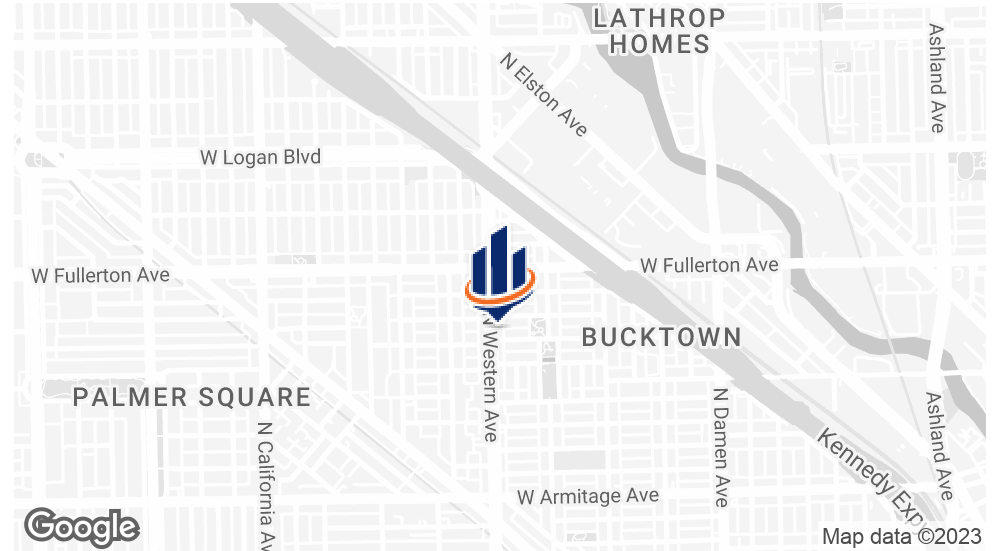
JIM MARTIN

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*Chay Fratellos
Restaurant*
773-698-6925

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	N/A
BUILDING SIZE:	2,880 SF
AVAILABLE SF:	Fully Leased
LOT SIZE:	0.08 Acres
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Logan Square

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the commercial space located at 2239-2241 North Western Avenue for lease. The space is built out as a full-service restaurant including a full commercial kitchen, bar and dining area. The space lends itself to a number of different hospitality concepts and could easily be modified for a number of different food and beverage concepts.

PROPERTY HIGHLIGHTS

- Fully Built Out Restaurant Space
- Existing In Place Incidental Liquor License
- Excellent Logan Square Location
- Strong Area Demographics

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FLOOR PLAN

- 1 6 x1 stainless steel table

5 4 x2 Wooden pick up counter

9 3 x 5 5 Southern Pride gas/electric smoker

13 16 x 30 Dean gas fryer

17 33 x30 Upright single door True cooler
- 2 5 x2 5 Perlick double door cooler

6 2 x2 Wooden register counter

10 2 x2 Stand up Servolift heated holding cabinet

14 5 x2 5 Vulcan gas flat top grill

18 Hand washing sink
- 3 5 x2 5 Victory double door cooler

7 5 Stand up Double glass door True cooler

11 5 x 7 5 Vulcan gas grill

15 3 x2 5 Vulcan six burner stove/over

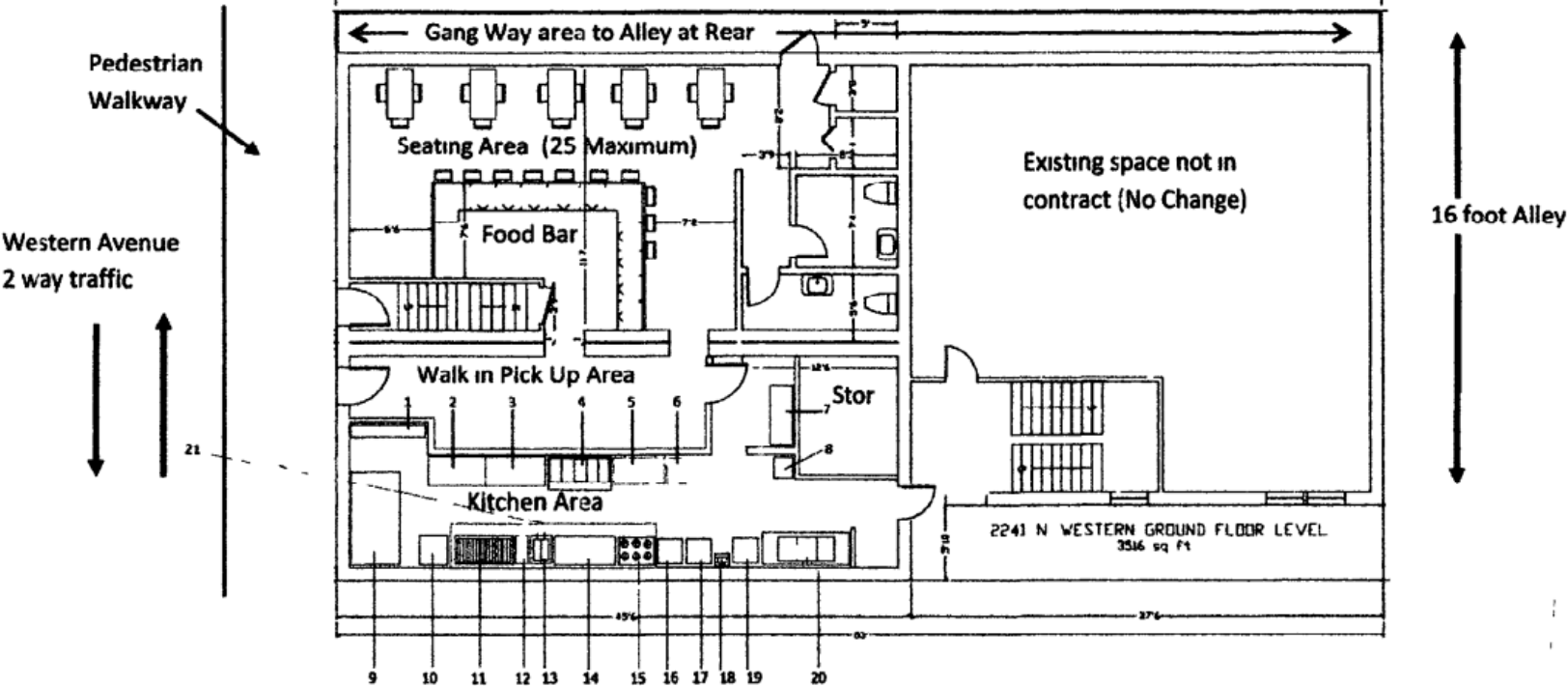
19 28 x30 Arctic Air stand up freezer
- 4 6 x3 Five compartment steam table

8 2 x3 Stand up Crescore heated holding cabinet

12 1 5 x 2 stainless steel table

16 33 x30 Upright single door True cooler

20 9 x27 Three compartment pot/pan sink
- 21 16 Hood



LOGAN SQUARE ARCHITECTS

638 NORTH DECATUR AVENUE

SUITE #100

CHICAGO ILLINOIS 60611

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FX 312.756.7357

EMAIL: info@logansquarearchitects.com

NO.	DATE	DESCRIPTION

2241

W WESTERN AVE

CHICAGO ILLINOIS

GROUND FLOOR

INTERIOR ALPH SITE 01 JAN

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DINING ROOM PHOTOS



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KITCHEN PHOTOS



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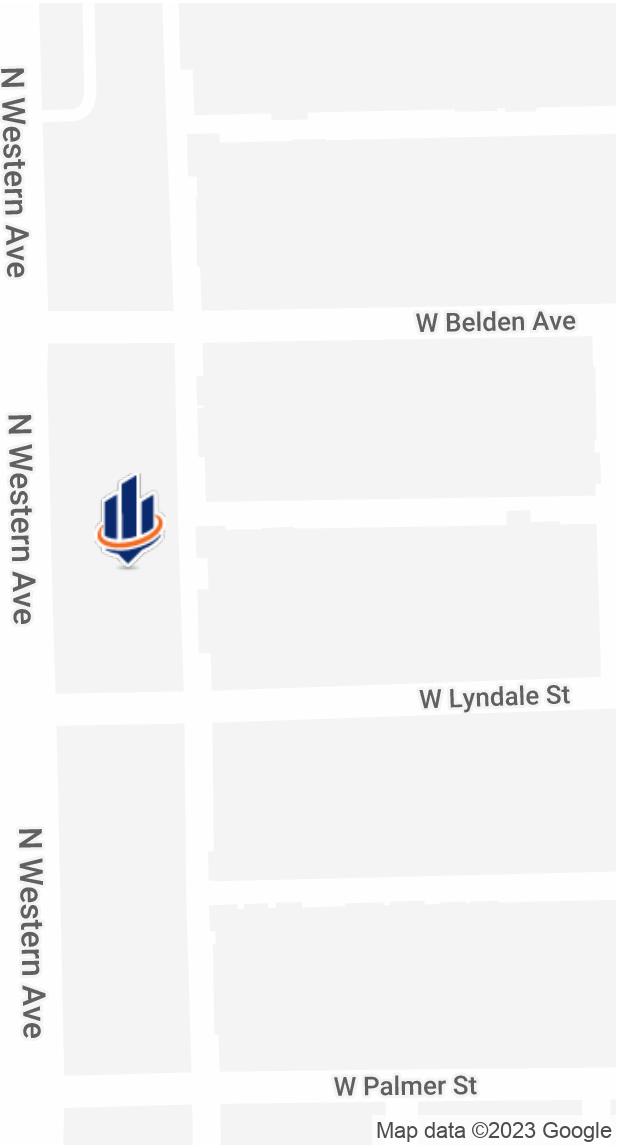
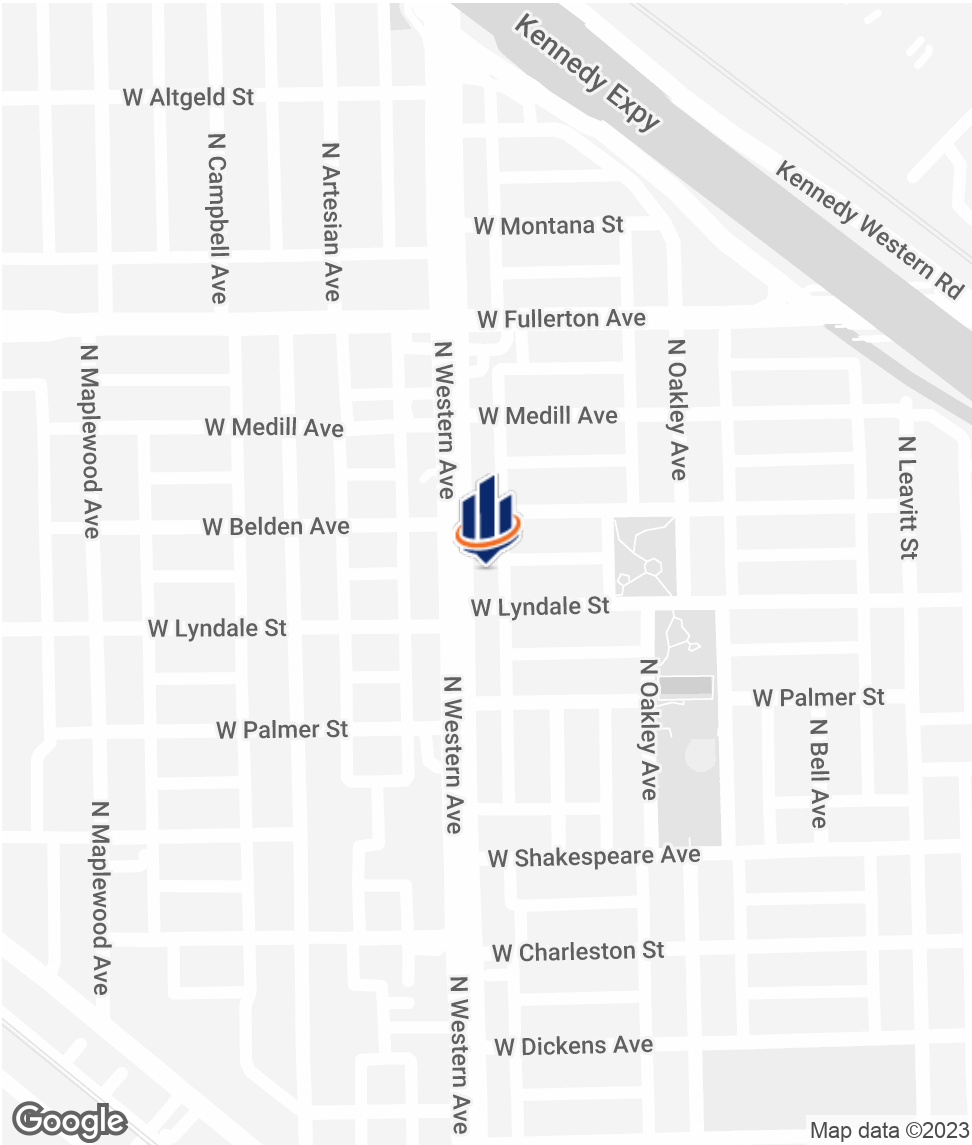
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

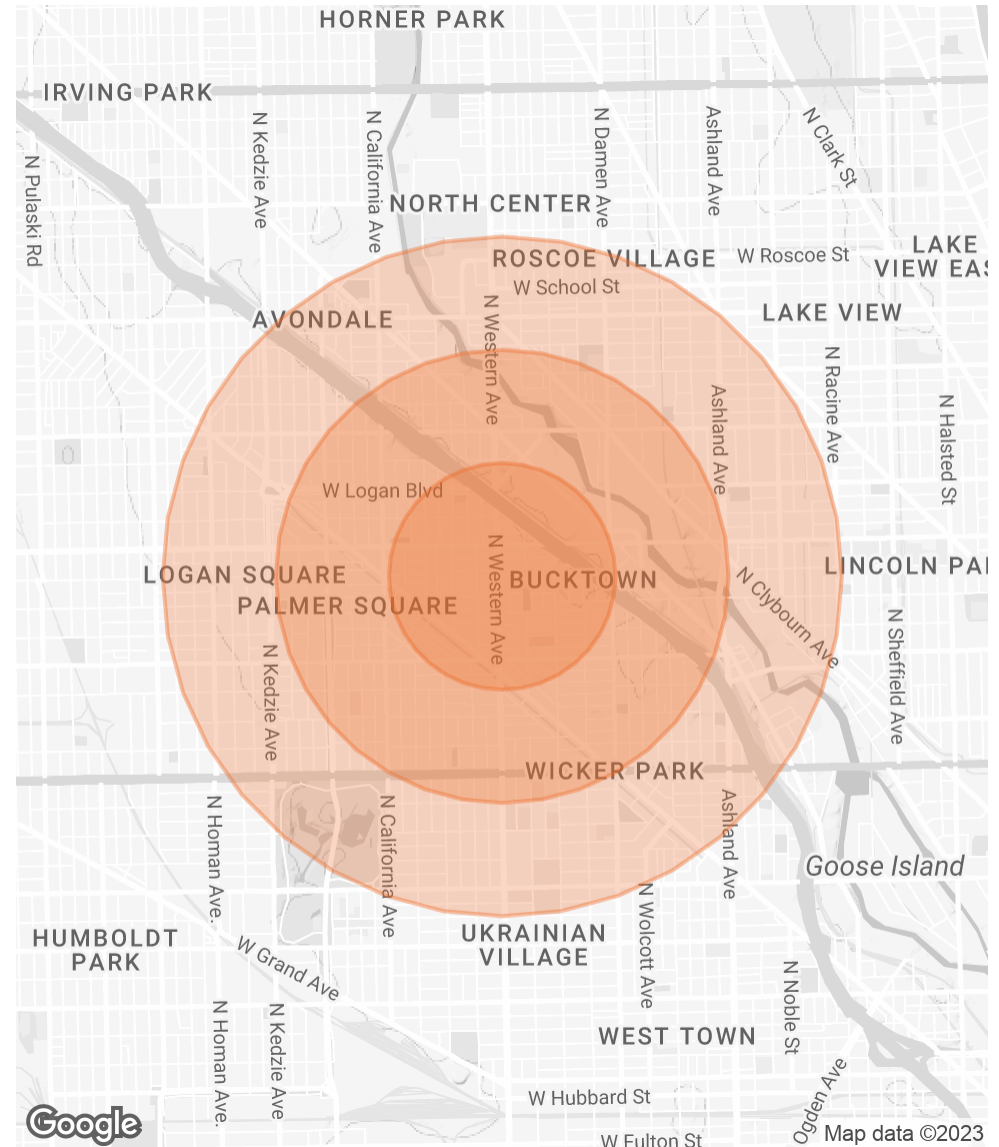
0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	14,215	56,001	130,204
AVERAGE AGE	31.5	30.9	31.3
AVERAGE AGE (MALE)	32.7	31.4	31.9
AVERAGE AGE (FEMALE)	30.4	30.7	30.9

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	6,552	23,989	55,219
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$78,963	\$89,954	\$91,468
AVERAGE HOUSE VALUE	\$538,468	\$518,992	\$513,104

* Demographic data derived from 2020 ACS - US Census



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