

LINCOLN SQUARE

2nd Generation Restaurant For Lease

2205 W MONTROSE

Chicago, IL 60618

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	N/A
AVAILABLE SF:	600 SF
AVE. HH INCOME:	\$90,000
TRADE AREA POPULATION:	60,000
ZONING:	B1-2
MARKET:	Chicago
SUBMARKET:	Lincoln Square

PROPERTY OVERVIEW

Fully equipped, second-generation restaurant with black iron exhaust, refrigeration, six-burner stove, flat top griddle, pizza prep tables, small wares, POS system, tables and chairs. Move-in condition.

LOCATION OVERVIEW

Located at the corner of Montrose, Leavitt and Montrose, directly across the street from Welles Park in Chicago's Lincoln Square neighborhood. Within the neighborhood, you'll find flavors inspired by Argentina, France, Greece, Germany, Mexico, the Netherlands, and Thailand.

PROPERTY HIGHLIGHTS

- Prominent Corner Lincoln Square Location
- Fully Built Out Restaurant
- Hood With Black Iron
- Easy Space To Re-Concept

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ADDITIONAL PHOTOS

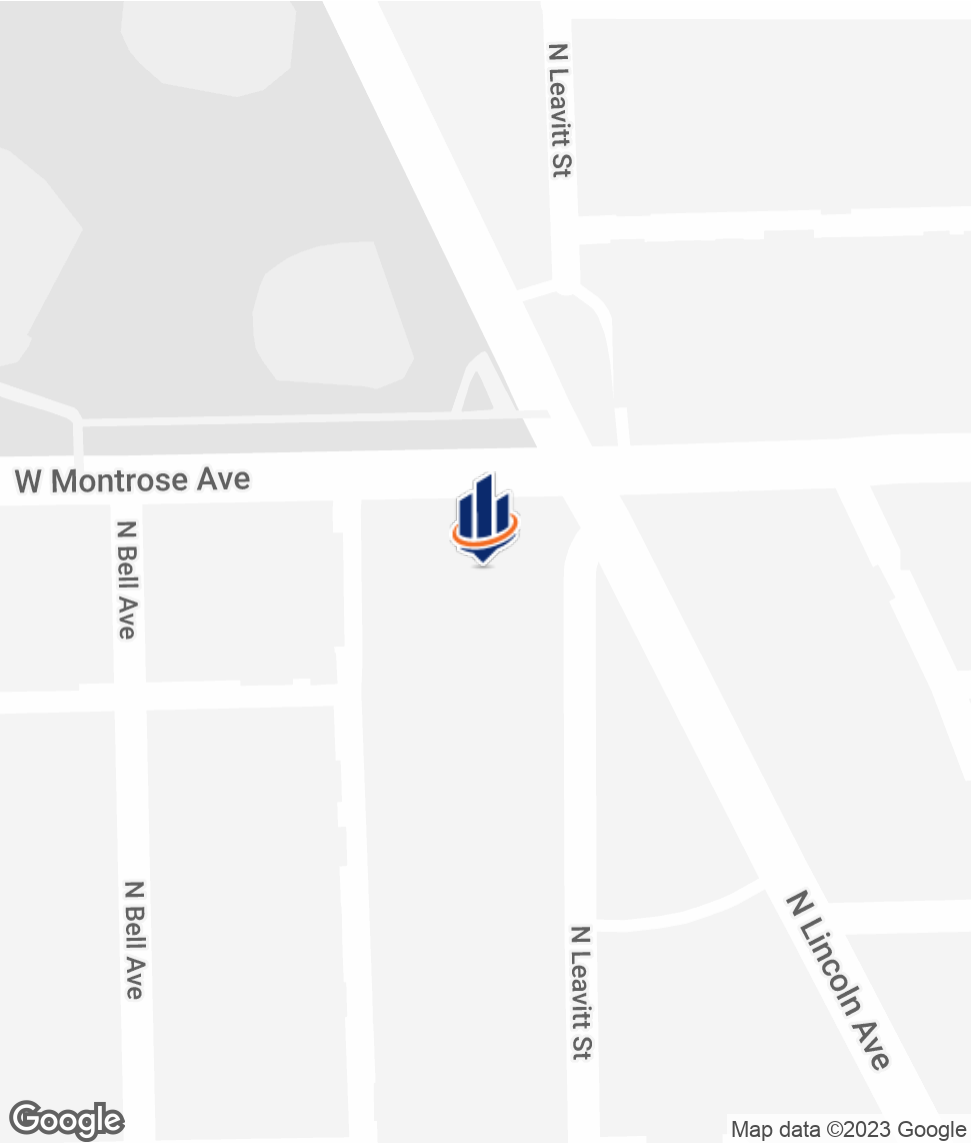
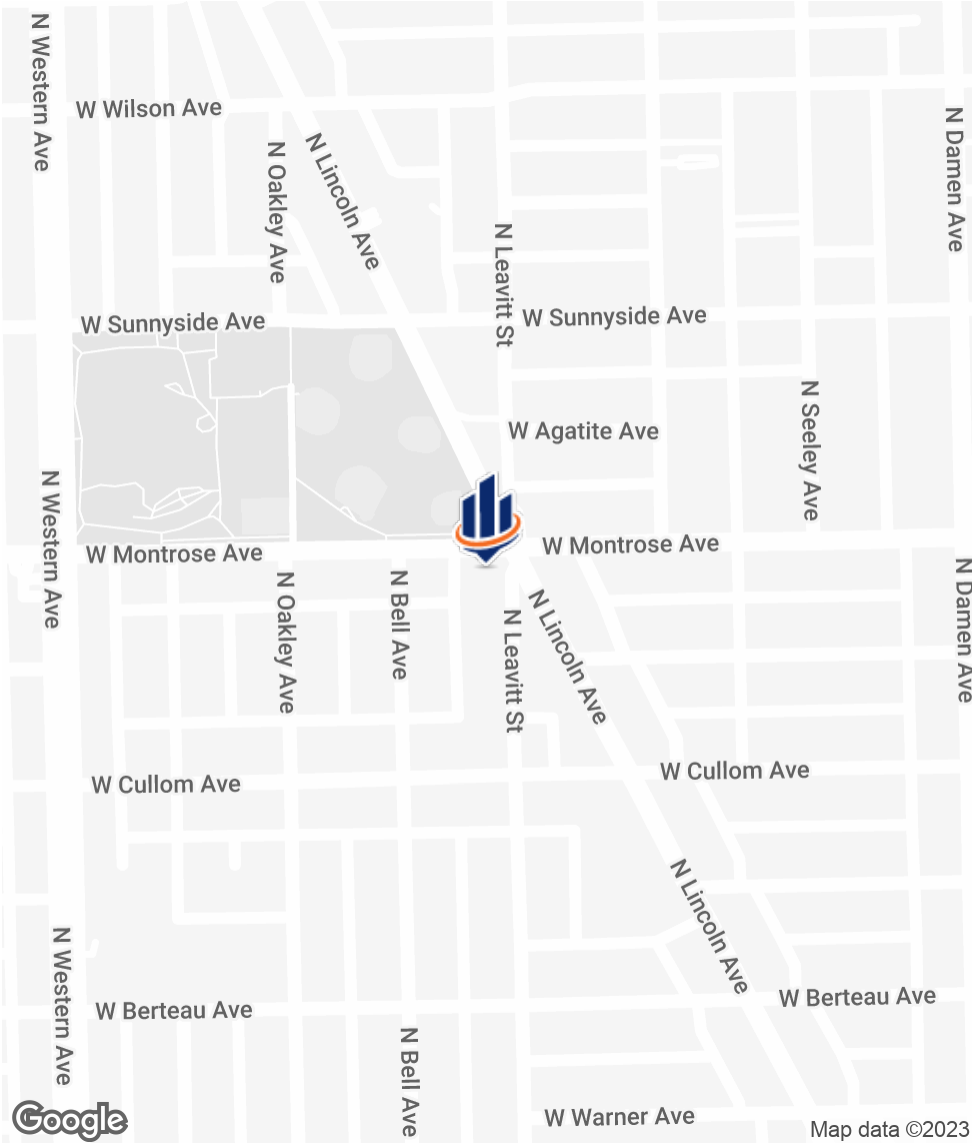


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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

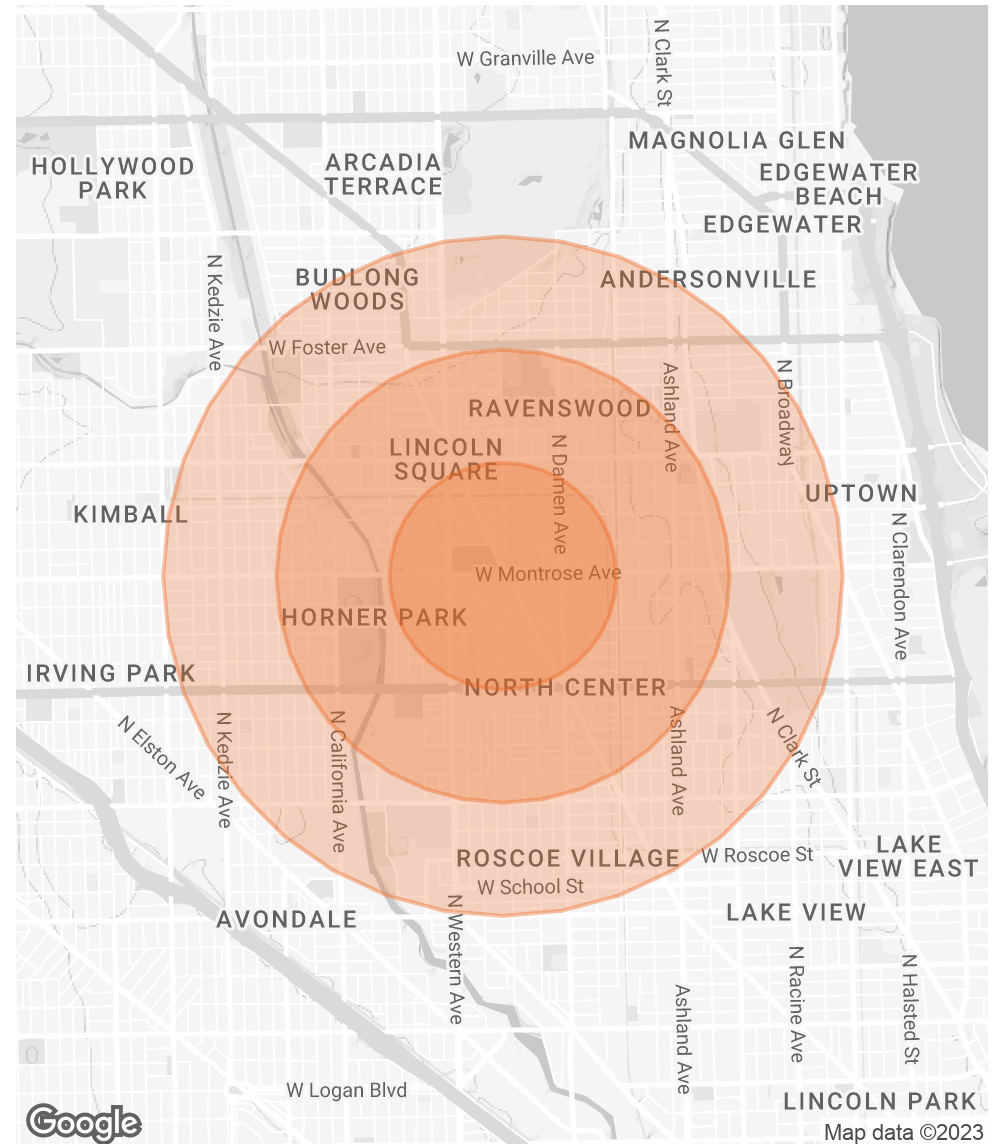
0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	11,201	49,450	120,149
AVERAGE AGE	36.0	35.6	35.3
AVERAGE AGE (MALE)	34.8	36.0	35.2
AVERAGE AGE (FEMALE)	36.5	35.1	35.6

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	5,335	24,237	56,737
# OF PERSONS PER HH	2.1	2.0	2.1
AVERAGE HH INCOME	\$140,216	\$135,453	\$119,610
AVERAGE HOUSE VALUE	\$768,554	\$659,989	\$575,454

* Demographic data derived from 2020 ACS - US Census



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