

**RESTAURANT SPACE FOR LEASE**

# Humboldt Park Corner Restaurant For Lease

**2759 WEST AUGUSTA BLVD**

Chicago, IL 60622

**PRESENTED BY:**

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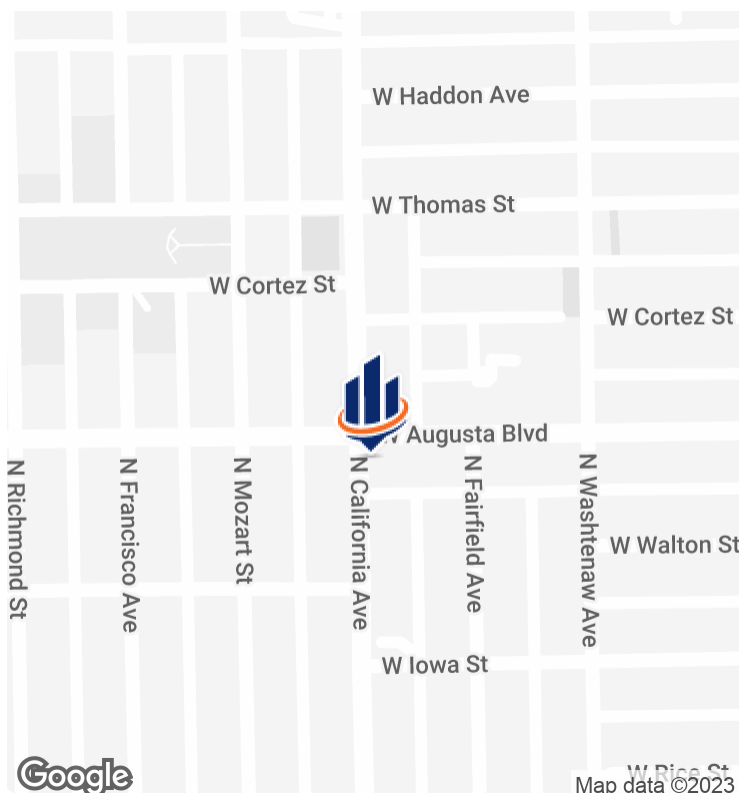
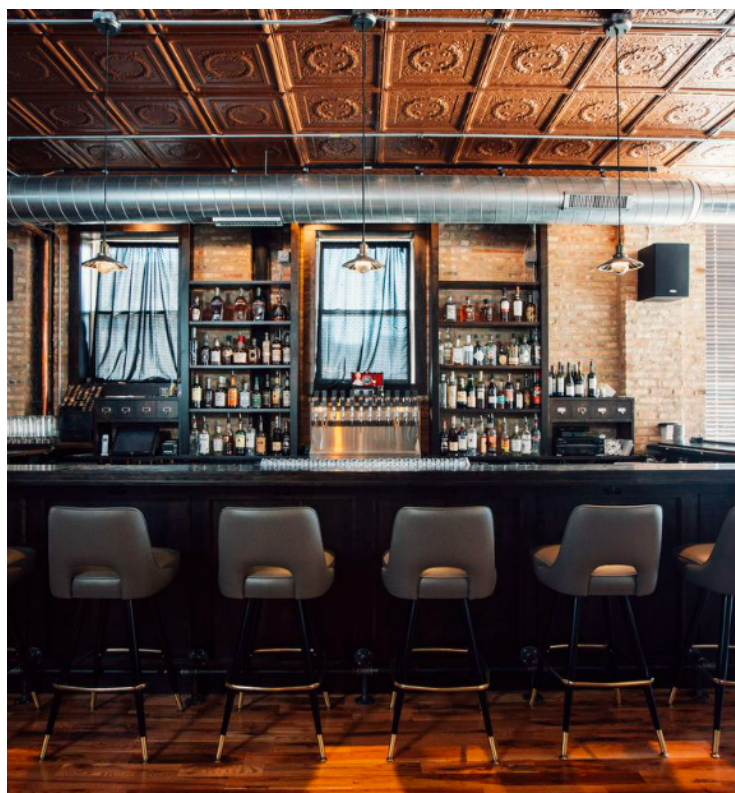


**HOT PIZZA & COLD BEER**

2759



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$5,200.00 (Net)
<b>BUSINESS SIZE:</b>	2,000 SF
<b>BUSINESS TYPE:</b>	Bar/Restaurant
<b>ZONING:</b>	C1-3
<b>MARKET:</b>	Chicago
<b>SUBMARKET:</b>	Humboldt Park

## PROPERTY OVERVIEW

The subject property is a fully improved restaurant facility located on the corner of Augusta Boulevard and California Avenue in Chicago's rapidly emerging Humboldt Park neighborhood. The existing build out includes a commercial kitchen, full bar, private outdoor component and a partial basement for refrigeration and storage. The space could easily be adapted into a number of different hospitality concepts.

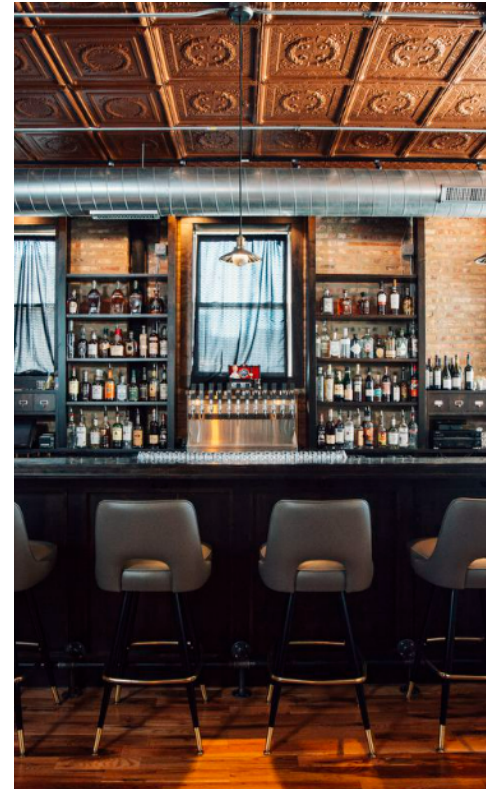
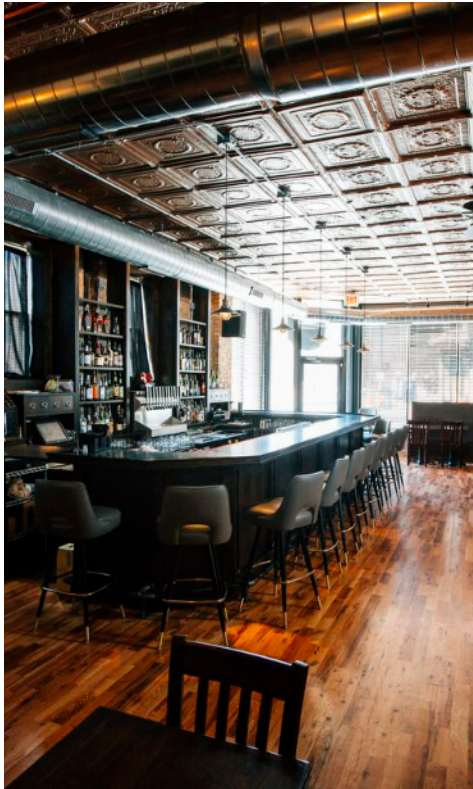
## PROPERTY HIGHLIGHTS

- Prominent Corner Location
- Private Outdoor Seating
- Fully Built Out Restaurant
- Long Term Favorable Lease

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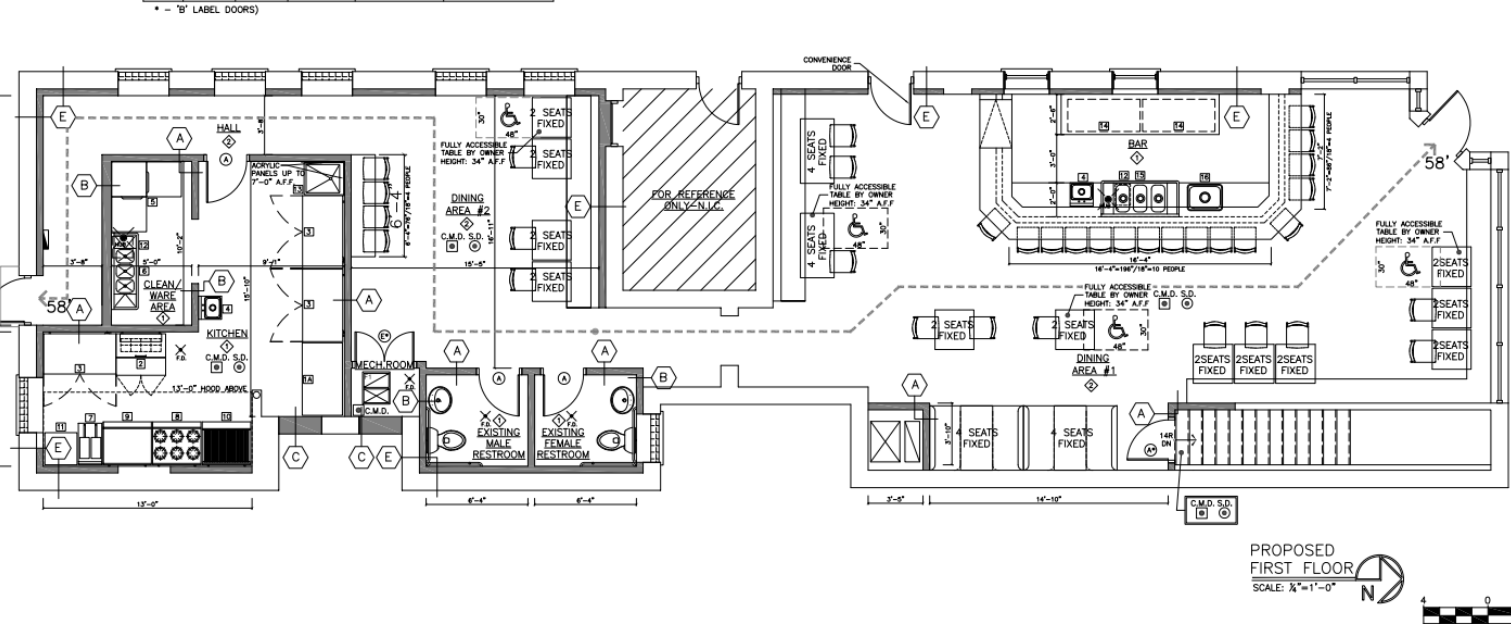
## ADDITIONAL PHOTOS



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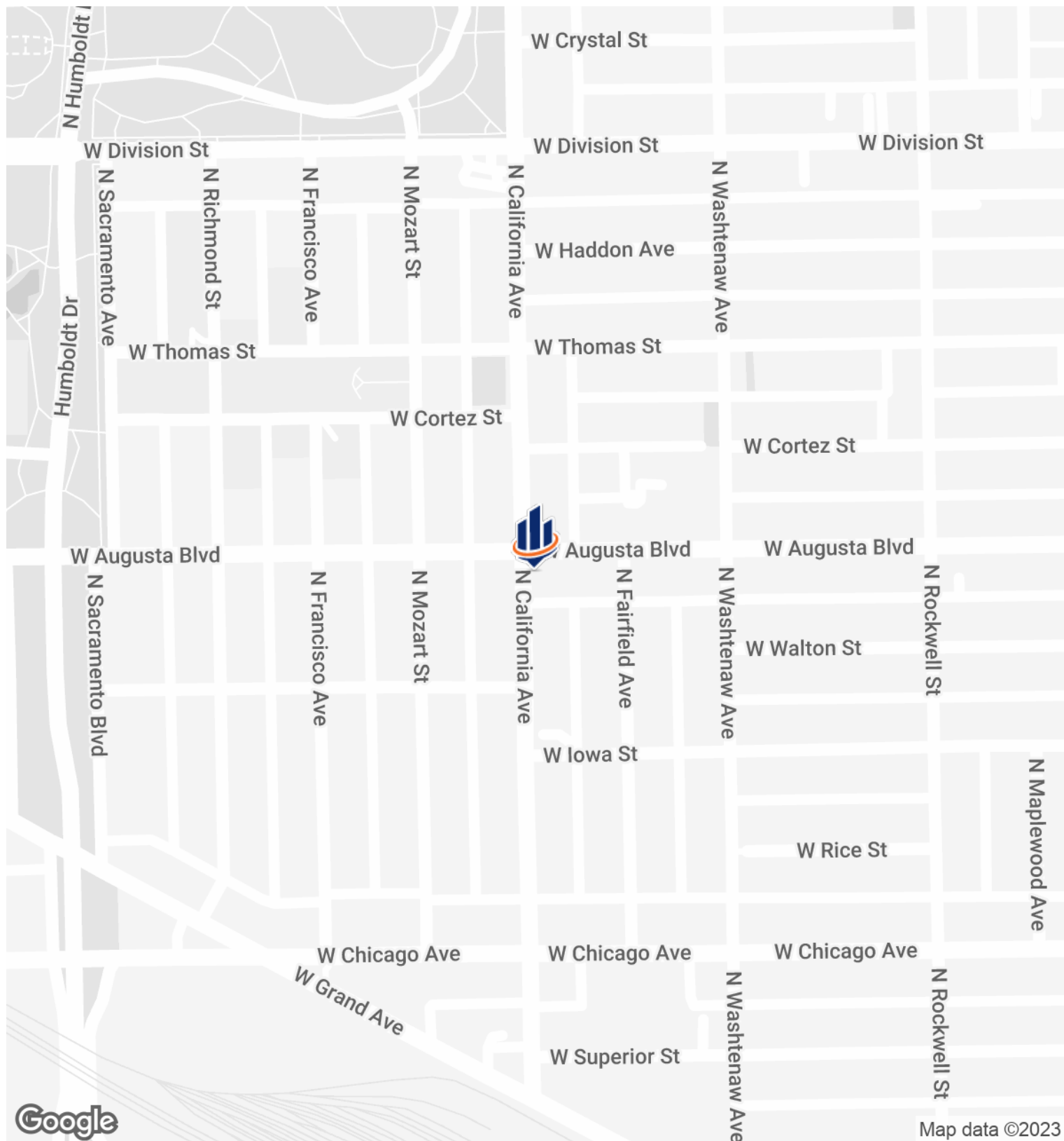


INTERIOR FLOOR PLAN



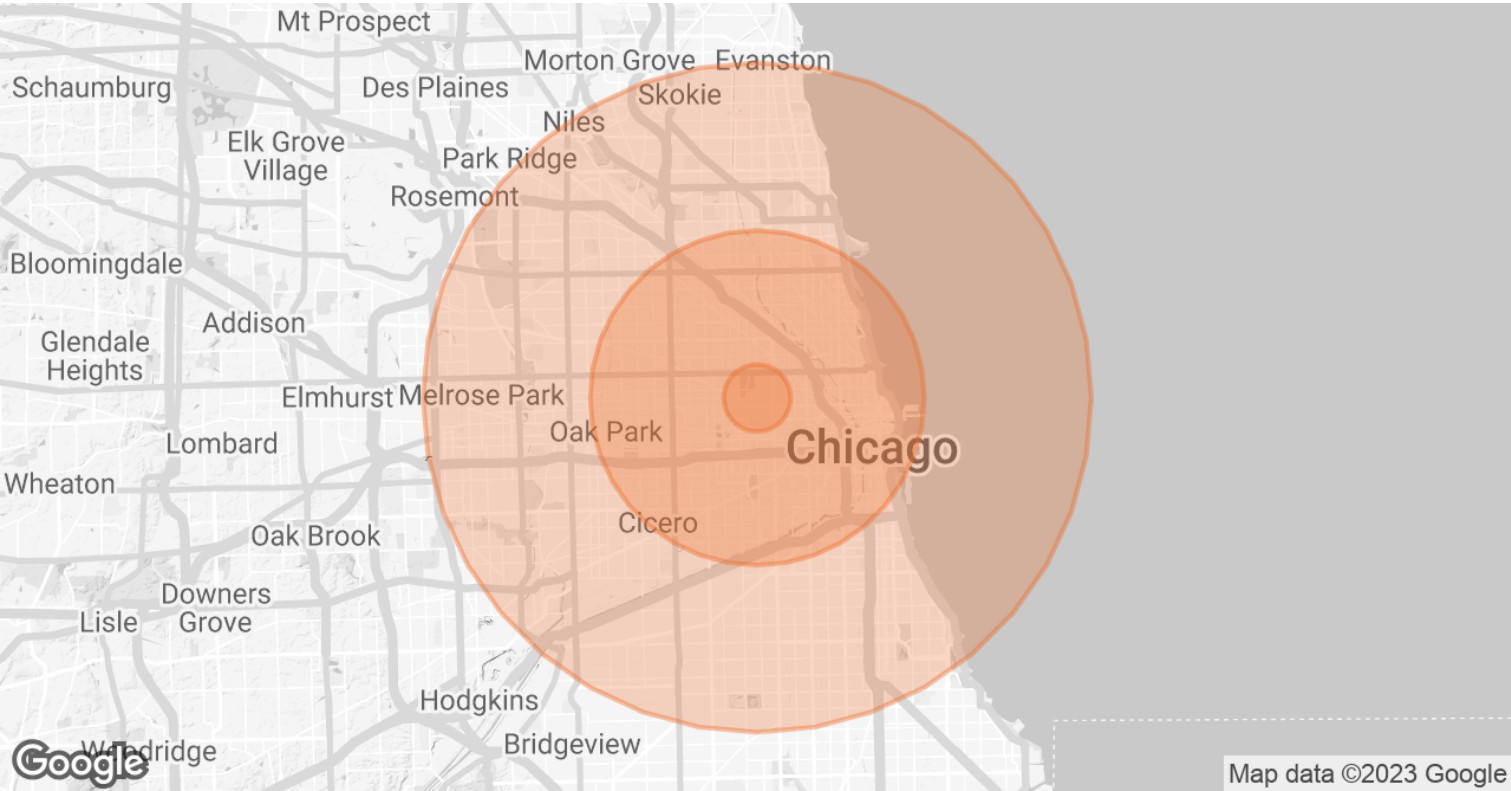
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# LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	409	21,540	84,309
AVERAGE AGE	43.6	42.5	41.4
AVERAGE AGE (MALE)	44.9	43.5	41.4
AVERAGE AGE (FEMALE)	43.9	42.0	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	129	9,139	36,448
# OF PERSONS PER HH	3.2	2.4	2.3
AVERAGE HH INCOME	\$119,057	\$91,097	\$84,348
AVERAGE HOUSE VALUE	\$233,610	\$203,047	\$176,673

\* Demographic data derived from 2020 ACS - US Census

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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