

RESTAURANT SPACE FOR LEASE

Ukrainian Village Restaurant

1057-59 N WOLCOTT

Chicago, IL 60622

PRESENTED BY:

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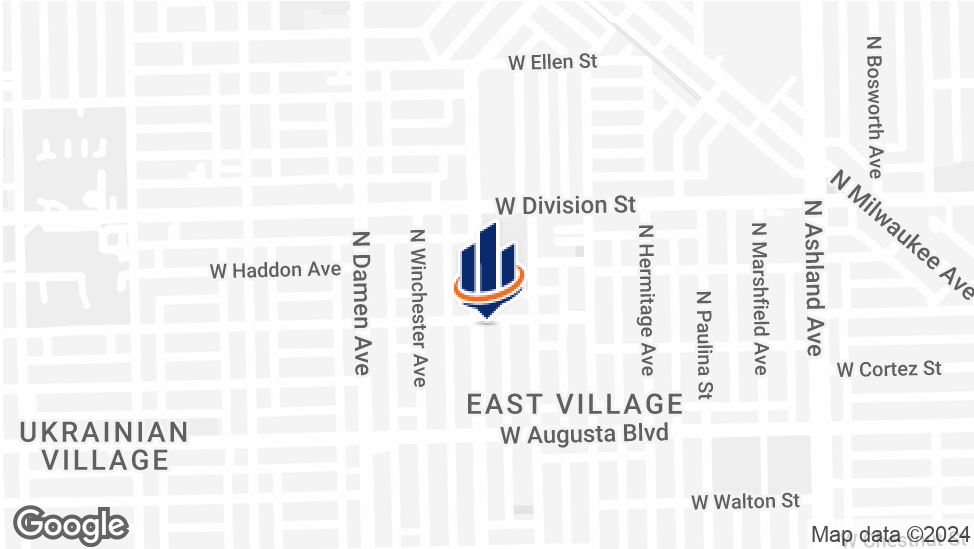
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35.00 SF/yr (NNN)
ESTIMATED NET CHARGES	\$5.56/SF
AVAILABLE SF:	3,200 SF
YEAR BUILT:	1919
RENOVATED:	2023
ZONING:	C1-2
MARKET:	Chicago

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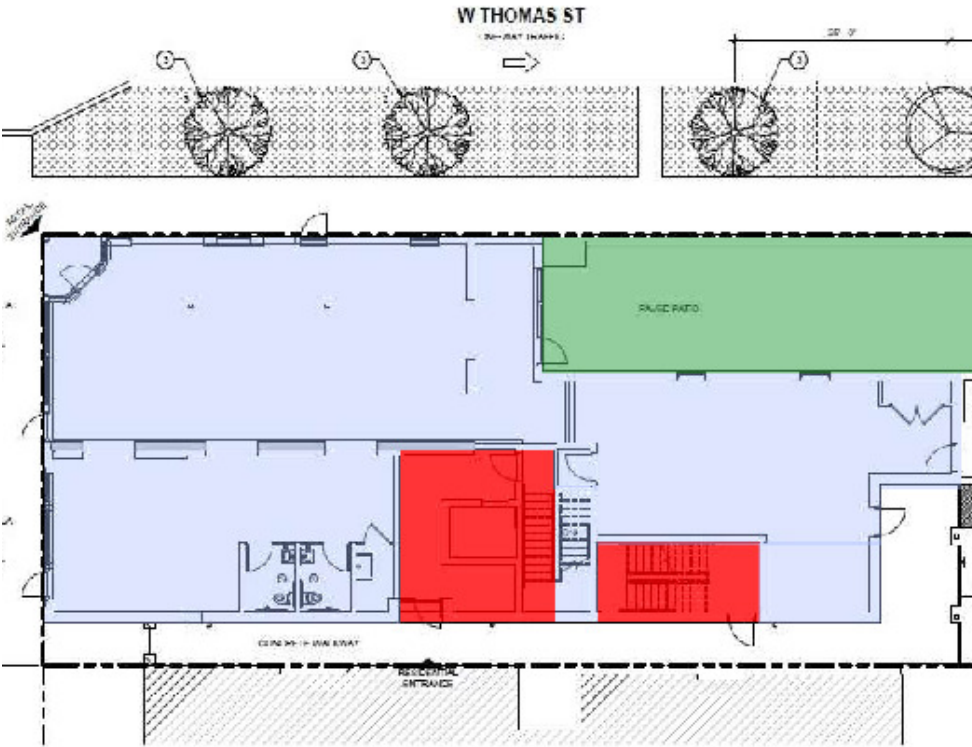
PROPERTY OVERVIEW

Landmark corner restaurant space for lease in Chicago’s Ukrainian Village neighborhood. Available for the first time in over fifty years this architecturally significant building is currently being restored to its original facade and structure. Plans have been submitted and approved for a full-service restaurant buildout with a private patio in the rear of the building. Ownership is seeking an experienced operator to take advantage of this unique opportunity.

PROPERTY HIGHLIGHTS

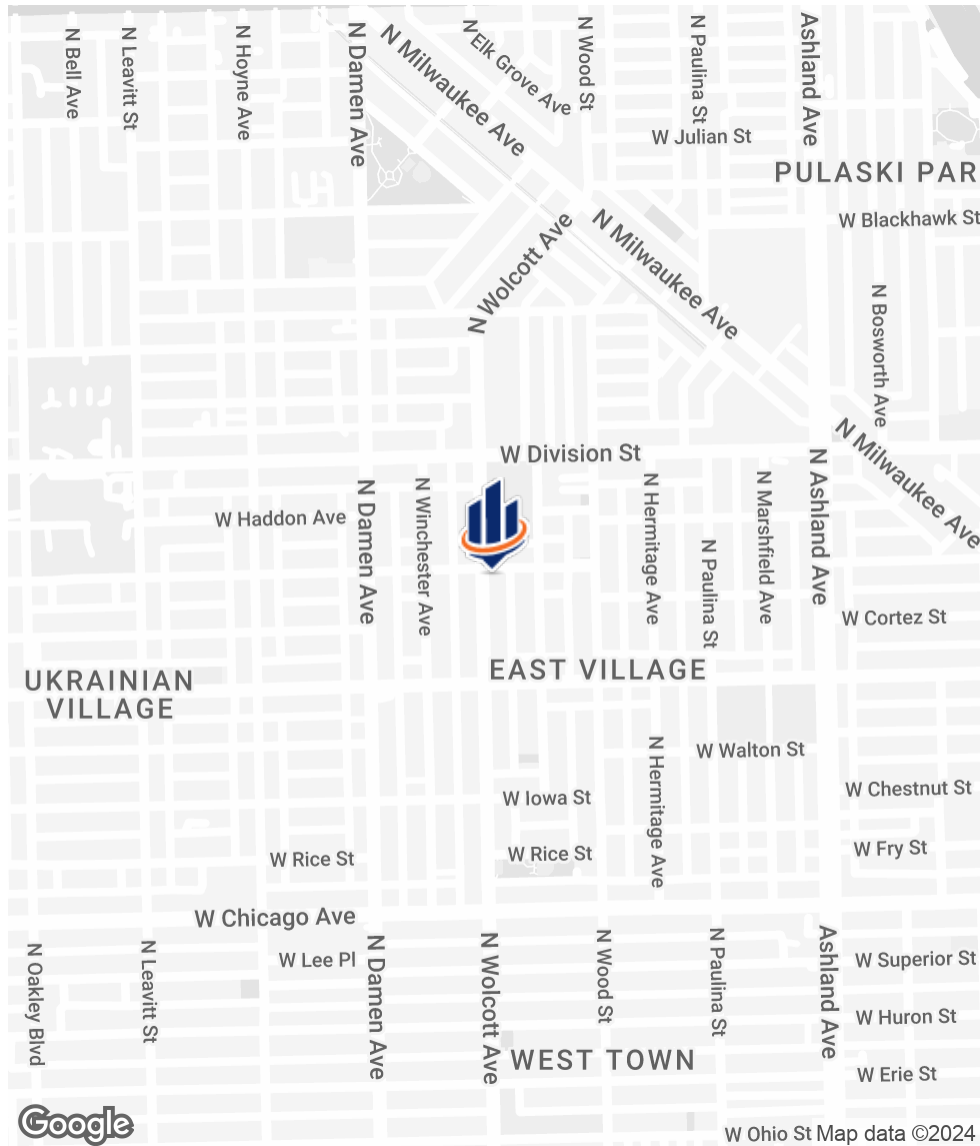
- Landmark building
- Gut rehabbed space
- Prominent Corner Location
- Strong Neighborhood Demographics
- C-1 Zoning

ADDITIONAL PHOTOS



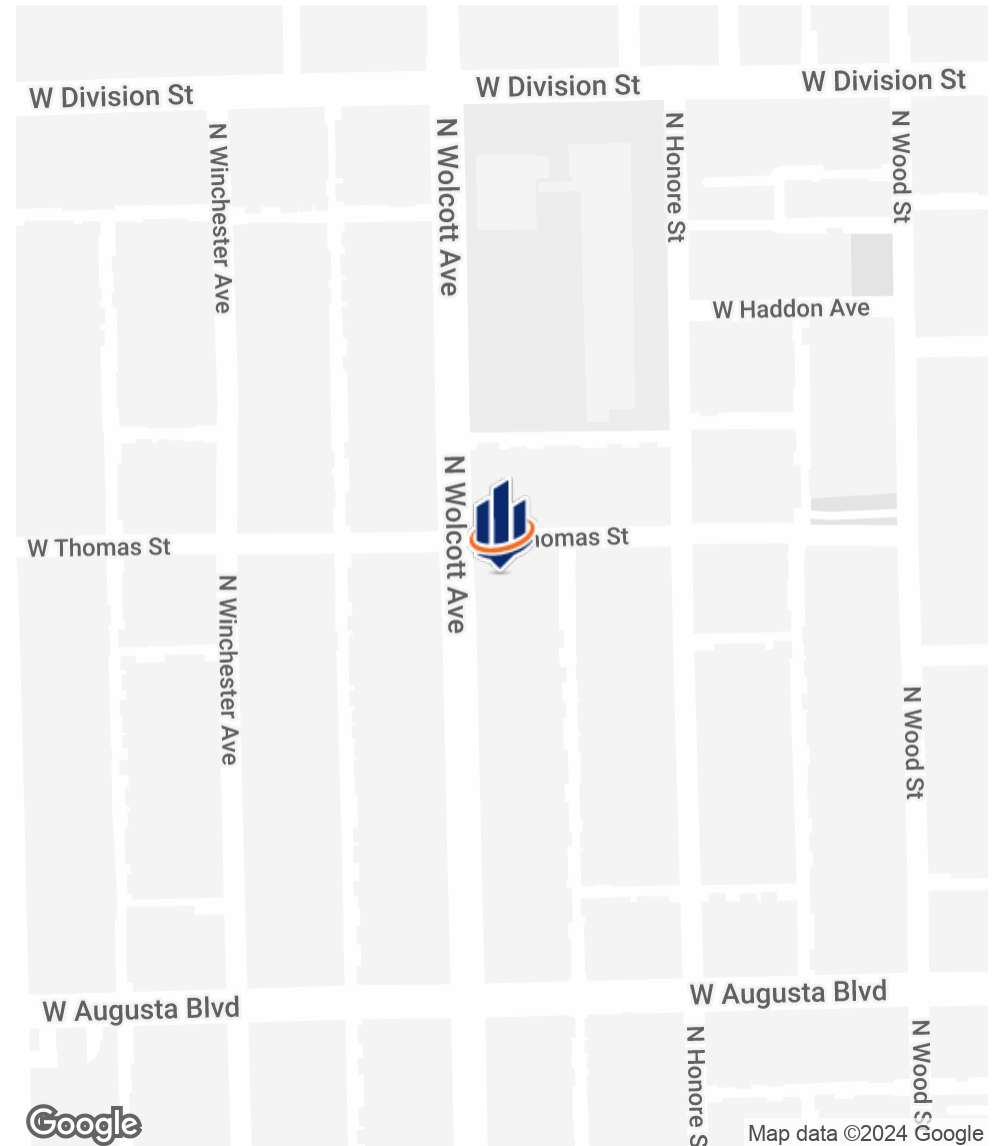
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE5 MILES10 MILES

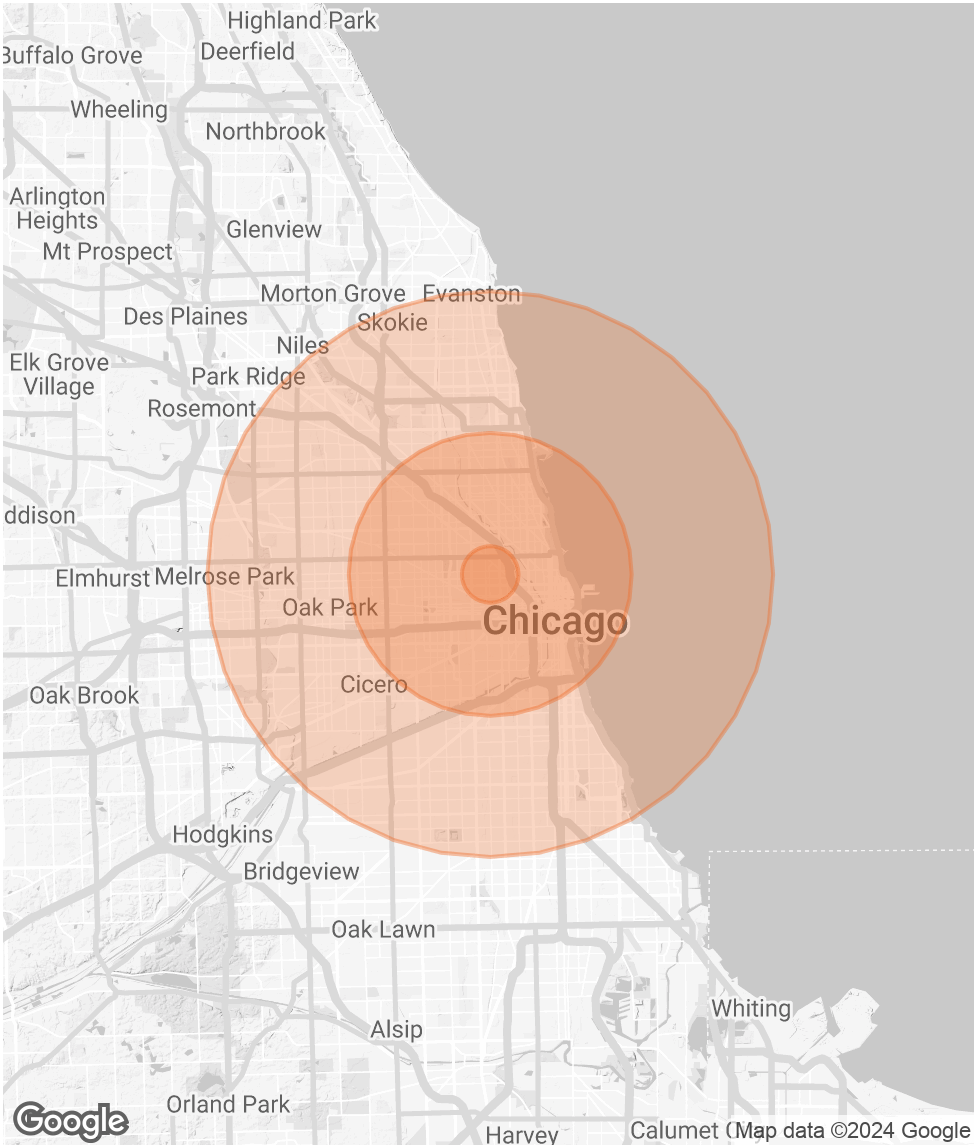
TOTAL POPULATION	64,873	1,173,758	2,660,706
AVERAGE AGE	32.6	34.3	36.0
AVERAGE AGE (MALE)	33.2	34.1	35.4
AVERAGE AGE (FEMALE)	32.4	34.9	36.9

HOUSEHOLDS & INCOME

1 MILE5 MILES10 MILES

TOTAL HOUSEHOLDS	32,433	564,443	1,173,004
# OF PERSONS PER HH	2.0	2.1	2.3
AVERAGE HH INCOME	\$139,835	\$106,292	\$89,738
AVERAGE HOUSE VALUE	\$526,254	\$398,887	\$324,578

* Demographic data derived from 2020 ACS - US Census



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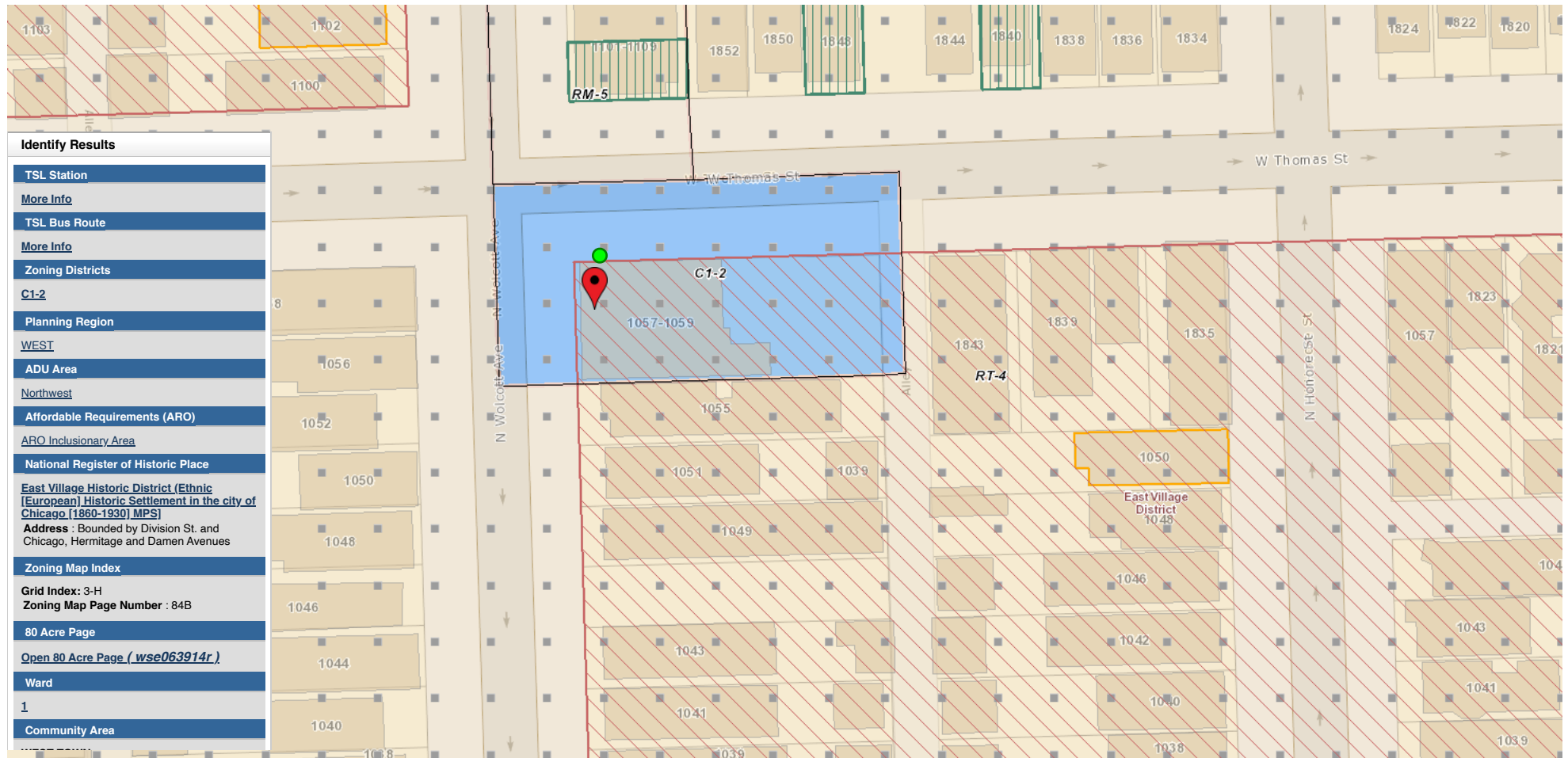
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City of Chicago

Zoning and Land Use Map
Department of Planning and Development



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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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