



WICKER PARK RESTAURANT/ BAR

1805 W DIVISION ST.
CHICAGO, IL 60622

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**FOR
LEASE**

Executive Summary



OFFERING SUMMARY

Available SF:	4,500 SF
Monthly Rent:	\$15,000 NNN
Estimated CAM & Tax:	\$3.42/SF

PROPERTY OVERVIEW

Partially equipped, highly visible, restaurant/bar space available on West Division Street. Full kitchen with black iron and cooler. Spacious sidewalk cafe with seating for forty guests. Open floor plan with two bars.

PROPERTY HIGHLIGHTS

- Highly Visible Site
- Large Sidewalk Cafe
- Heavy Pedestrian Traffic
- Open Floor Plan
- Great Demographics
- Existing Infrastructure
- Full Kitchen

Interior Photos



Additional Photos



Additional Photos



Additional Photos



Spacious Office



Restroom

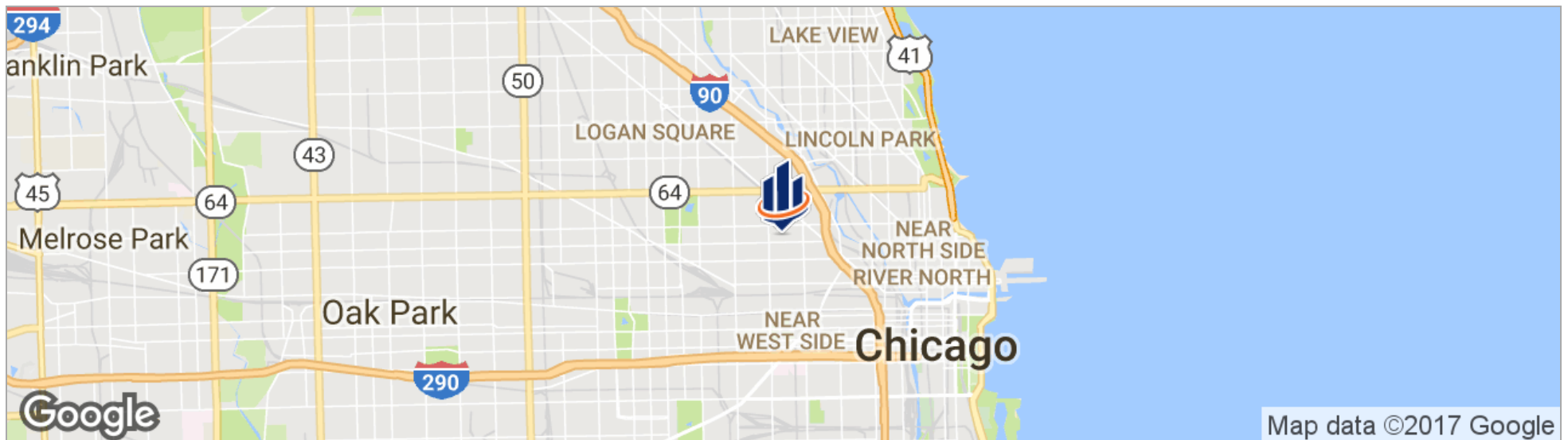
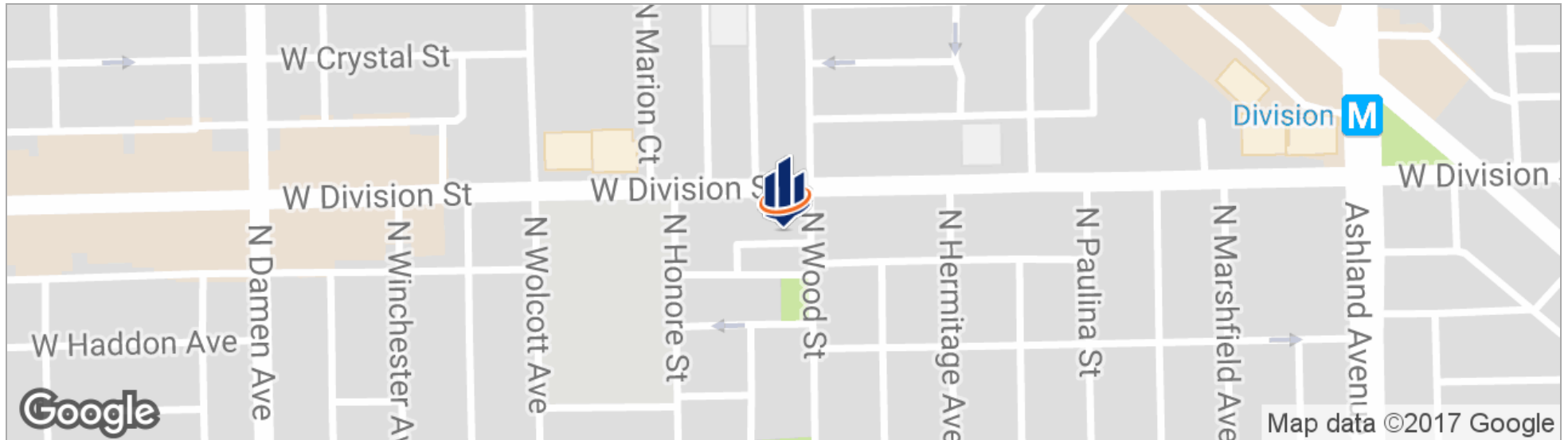


Restroom



Partially Equipped Kitchen

Location Maps



BOB SAN
SUSHI BAR
1805-1809 W. DIVISION ST.
CHICAGO, IL 60622

JOB #:
TITLE: **SCOPE OF WORK OPTIONS**
GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"
DRAWN BY: JC/SM
CHECKED BY:-
DATE: 03/03/2006
DESIGN:

MOZER
DESIGN
1805-1809 W. DIVISION ST.
CHICAGO, IL 60622
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WRITING FROM
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2. 3RD FLOOR
CONVERTED TO ATTIC
(MECHANICAL SPACE)

DIVISION STREET

SIDEWALK

storage

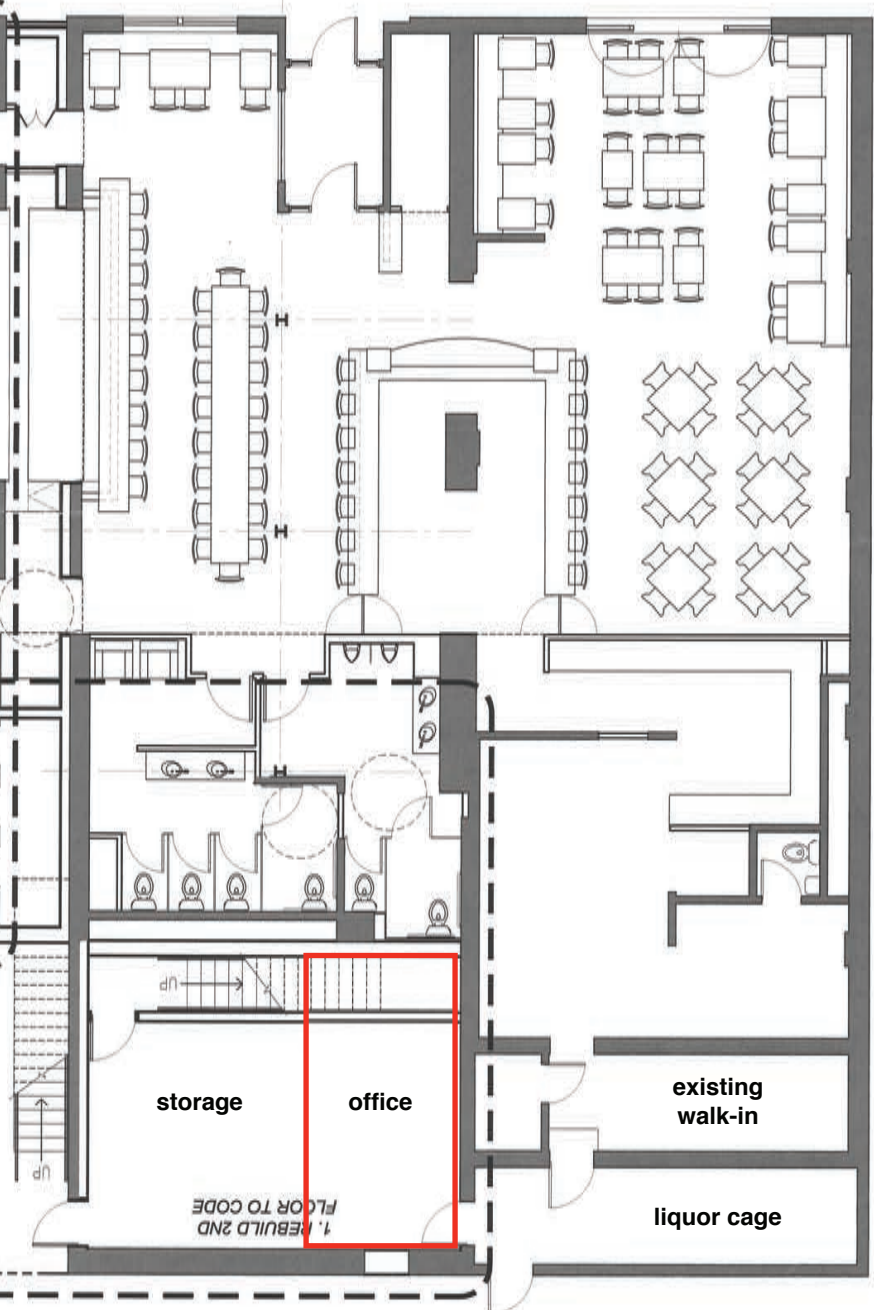
office

1. REBUILD 2ND
FLOOR TO CODE

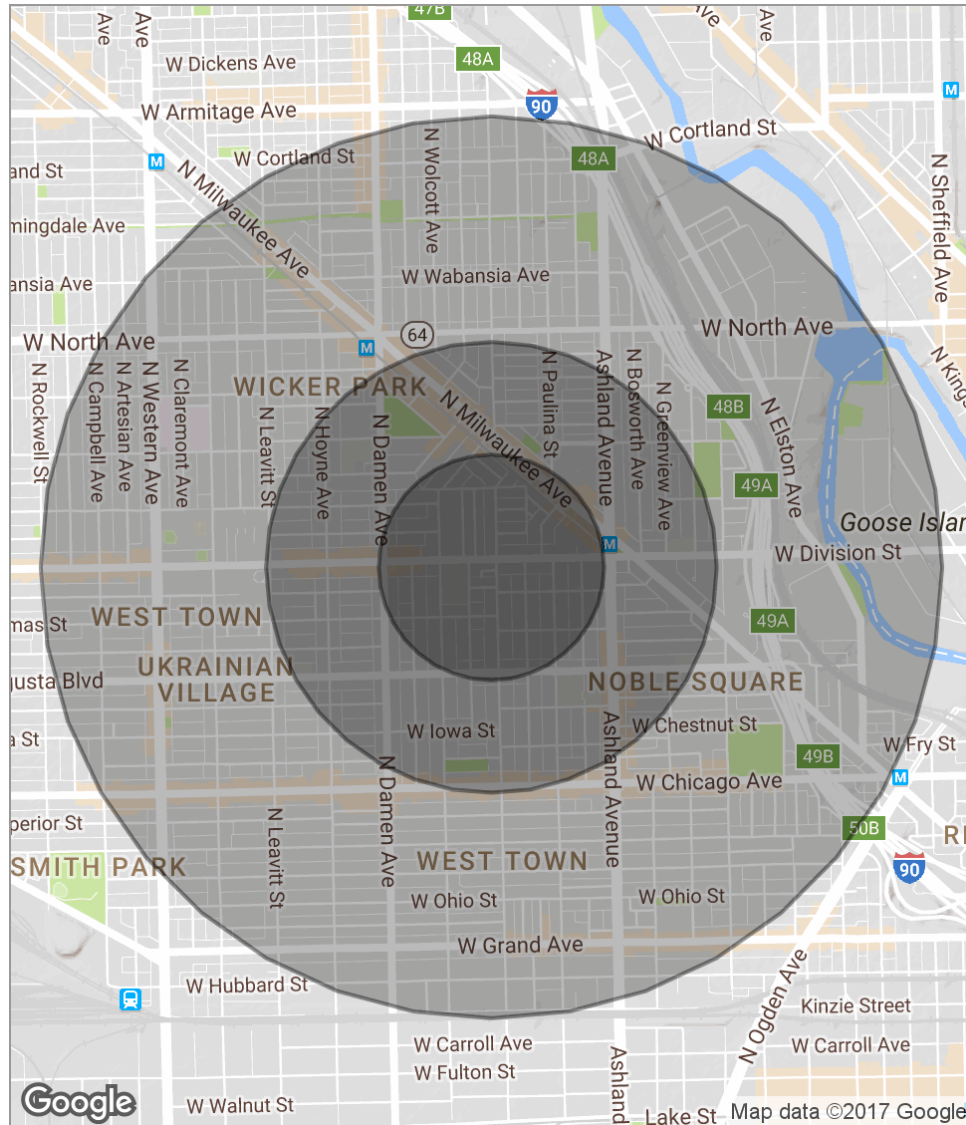
existing
walk-in

liquor cage

ALLEY



Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,187	21,489	65,579
Median age	30.2	30.2	31.2
Median age [male]	31.1	30.8	31.9
Median age [Female]	29.5	29.8	30.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,469	10,037	30,716
# of persons per HH	2.1	2.1	2.1
Average HH income	\$97,950	\$96,470	\$96,811
Average house value	\$558,390	\$554,603	\$538,898

* Demographic data derived from 2010 US Census



City of Chicago

Zoning and Land Use Map
Department of Planning and Development

