



# LINCOLN PARK RESTAURANT FOR LEASE

1935 N. LINCOLN PARK WEST  
CHICAGO, IL 60614

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# Property Summary



## OFFERING SUMMARY

Available SF: 4,233

Lease Rate: Negotiable

Zoning: B3-5

Market: Chicago

Submarket: Lincoln Park

## PROPERTY OVERVIEW

Gorgeous/newly built out (including MEP) restaurant for lease which was voted on of the top new restaurants of 2015. Located on the ground floor of a classically beautiful Art Deco Chicago building with 203 residential apartments above. Open/large kitchen, substantial dining area with an occupancy of 191 people inside and includes a side bar/lounge as well as a separate area designated for private parties along with a huge side walk patio. Elegantly beautiful, granite countertop finishes, high ceilings and an open floor plan allowing for any 1st class re-concept. Rare opportunity to take advantage of a brand new built out restaurant space in a proven location.

## PROPERTY HIGHLIGHTS

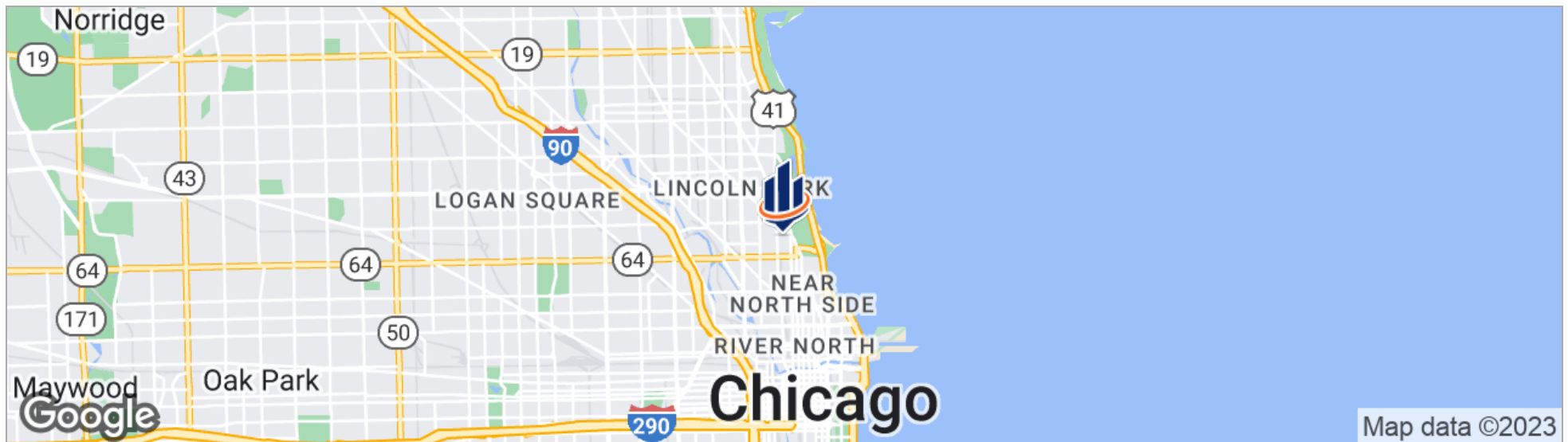
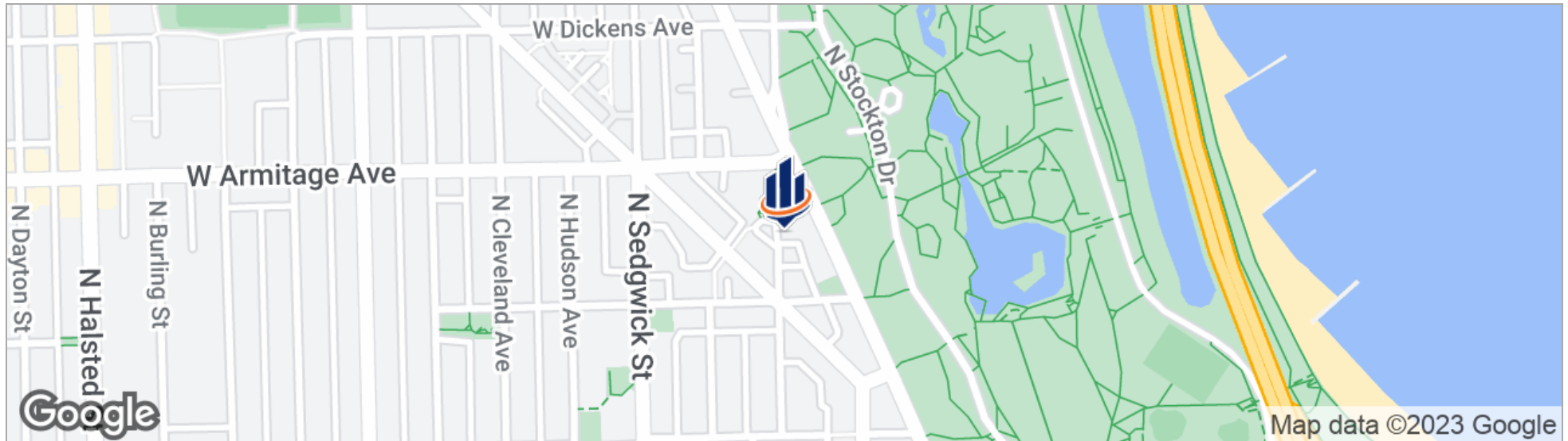
- Newly built out/elegantly beautiful restaurant space for lease in a proven location (all new MEP as well as interior construction)
- Open kitchen as well as open floor plan including a sidebar/lounge and separate area designated for private parties
- Granite countertop finishes providing for a 1st class opportunity and easy re-concept
- Located on the ground floor of a residential building with 203 apartments
- Occupancy of 191 inside and huge sidewalk patio

# Additional Photos

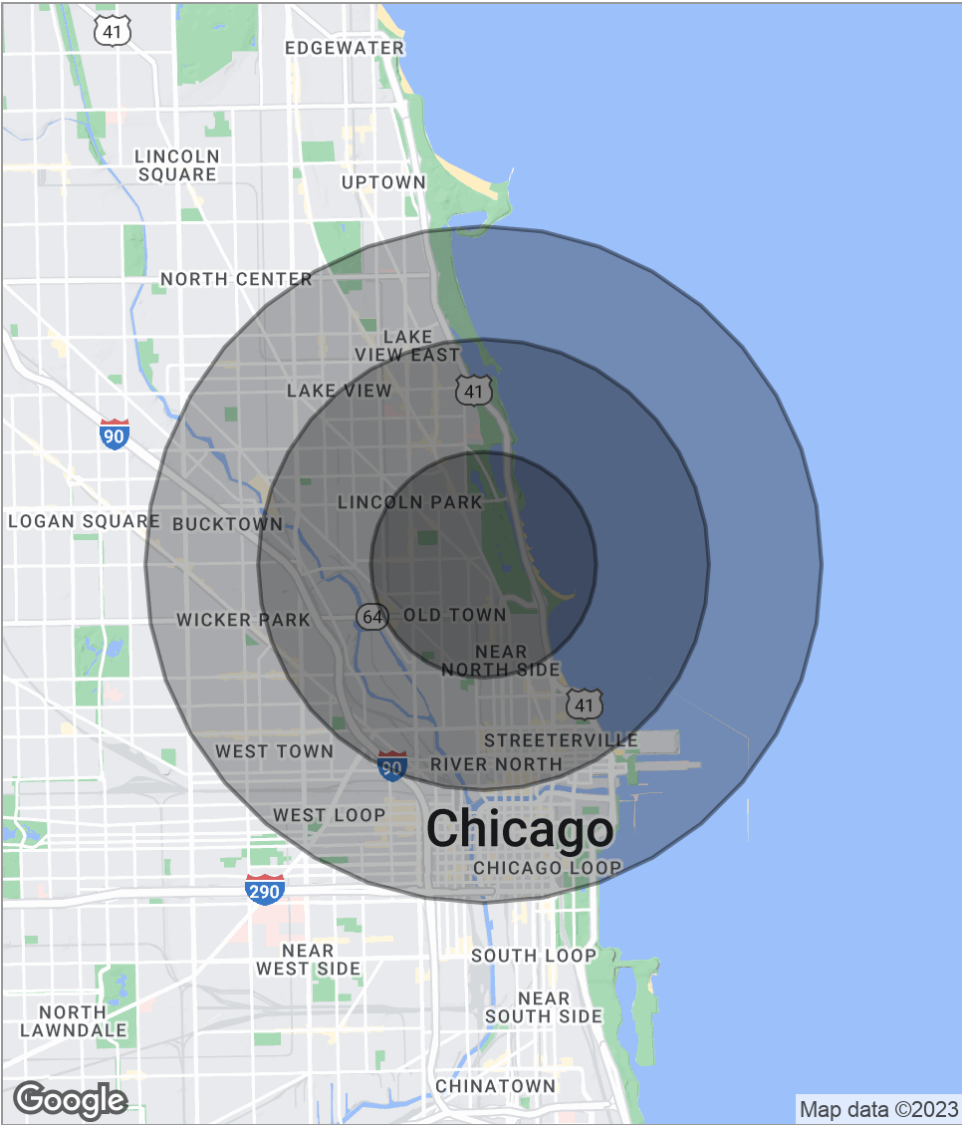




# Location Maps



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	58,129	195,630	361,785
Median age	35.9	34.7	33.5
Median age (Male)	36.4	35.3	34.0
Median age (Female)	35.6	34.1	33.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	33,838	112,186	199,551
# of persons per HH	1.7	1.7	1.8
Average HH income	\$131,241	\$124,964	\$119,249
Average house value	\$576,121	\$565,114	\$550,960

\* Demographic data derived from 2020 ACS - US Census

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