

# FOR LEASE

1829 W Chicago Ave , Chicago, IL

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## BUILT OUT FINE DINING RESTAURANT

### PROPERTY HIGHLIGHTS

Turnkey Restaurant Space — Ready to Launch in West Town's Dining Hotspot Unlock the potential of this fully built-out restaurant space in the heart of Chicago's vibrant West Town neighborhood. Located at 1829 W Chicago Ave, this second-generation restaurant offers a rare, turnkey opportunity to step into a proven, successful location with all infrastructure in place — perfect for operators looking to hit the ground running. Previously home to a popular, well-reviewed restaurant, the space is vented, equipped, and beautifully finished, saving you time, money, and the headaches of a full buildout. With strong street visibility, heavy foot traffic, and close proximity to Ukrainian Village, East Village, and downtown, this location is ideal for any concept — fast casual, fine dining, cafe, or ghost kitchen.



### SO HUI NYE

219.802.0999

sohuinye@atproperties.com

<b>RESTAURANT SPACE</b>	3,128 SF
<b>NNN</b>	\$35 psf
<b>TAXES</b>	\$4.21 psf
<b>CAM</b>	\$2.10 psf
<b>KEY MONEY</b>	\$0

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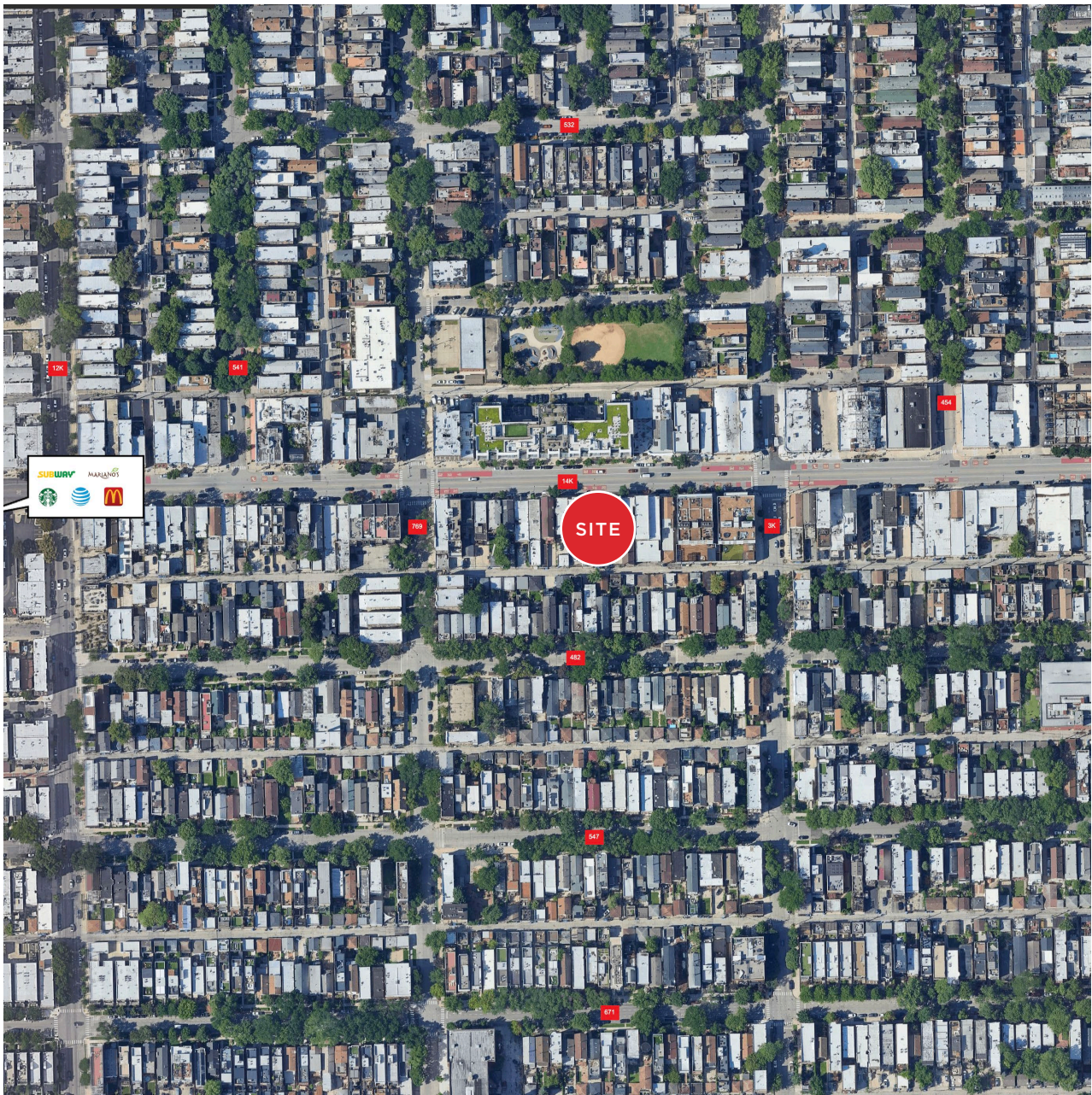




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## retail and traffic information

Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the past decade. The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles. Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine.

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## demographics

	1 mile	3 mile	5 mile
2025 Estimated Population	59,138	573,579	1,209,568
2025 Estimated Households	29,379	290,877	559,527
2025 Estimated Average Household Income	\$195,292	\$189,018	\$158,663

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