

FOR LEASE

Bucktown Second Gen Restaurant Space

2010 NORTH DAMEN AVENUE

Chicago, IL 60647

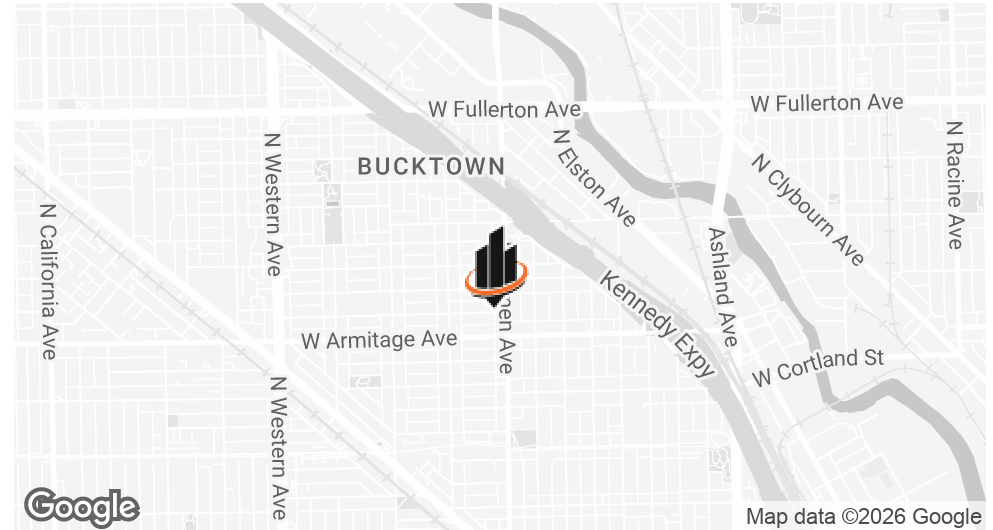
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$55 SF/yr (NNN)
NET CHARGES:	\$12.02 PSF
AVAILABLE SF:	1,100 SF
SPACE TYPE:	Restaurant
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Bucktown

PROPERTY OVERVIEW

1,100 SF Fully Improved Restaurant Space Available

Rare opportunity to lease a turnkey restaurant space in the heart of Chicago's highly desirable Bucktown neighborhood. Located at 2010 N. Damen Avenue, this approximately 1,100-square-foot commercial space is fully built out for food service and ideally suited for a quick-service restaurant, café, specialty food concept, or grab-and-go operator.

The premises features an existing Type II hood, three-compartment sink, dedicated food preparation area, and in-place refrigeration, providing a strong foundation for a new operator to open with minimal upfront buildout costs. The efficient layout was designed for quick-service operations with limited customer seating, maximizing production and service efficiency.

Positioned along one of Bucktown's premier retail corridors, the property benefits from exceptional visibility, strong pedestrian activity, and outstanding co-tenancy with established neighborhood retailers, restaurants, and service businesses. The location draws a steady mix of local residents, professionals, and visitors throughout the day and evening.

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INTERIOR PHOTOS

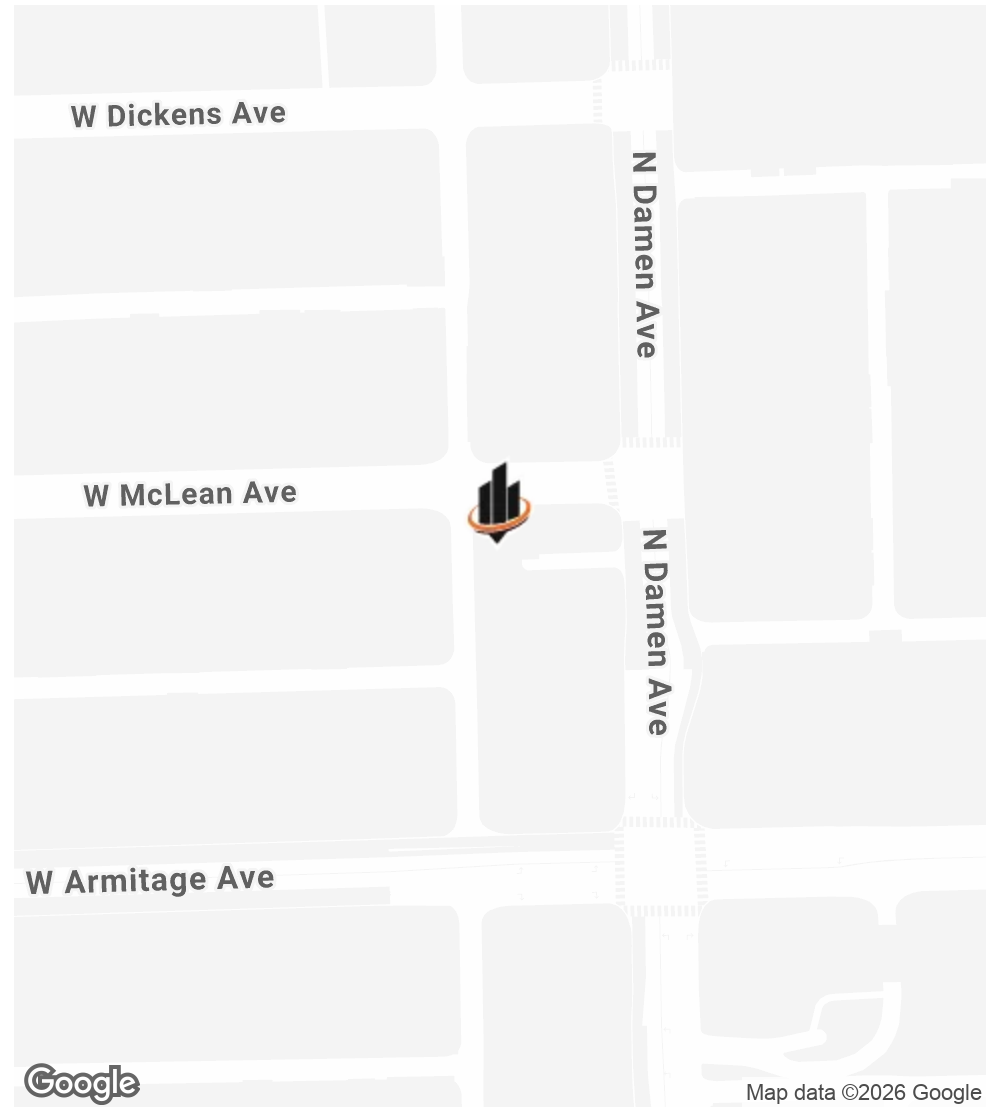
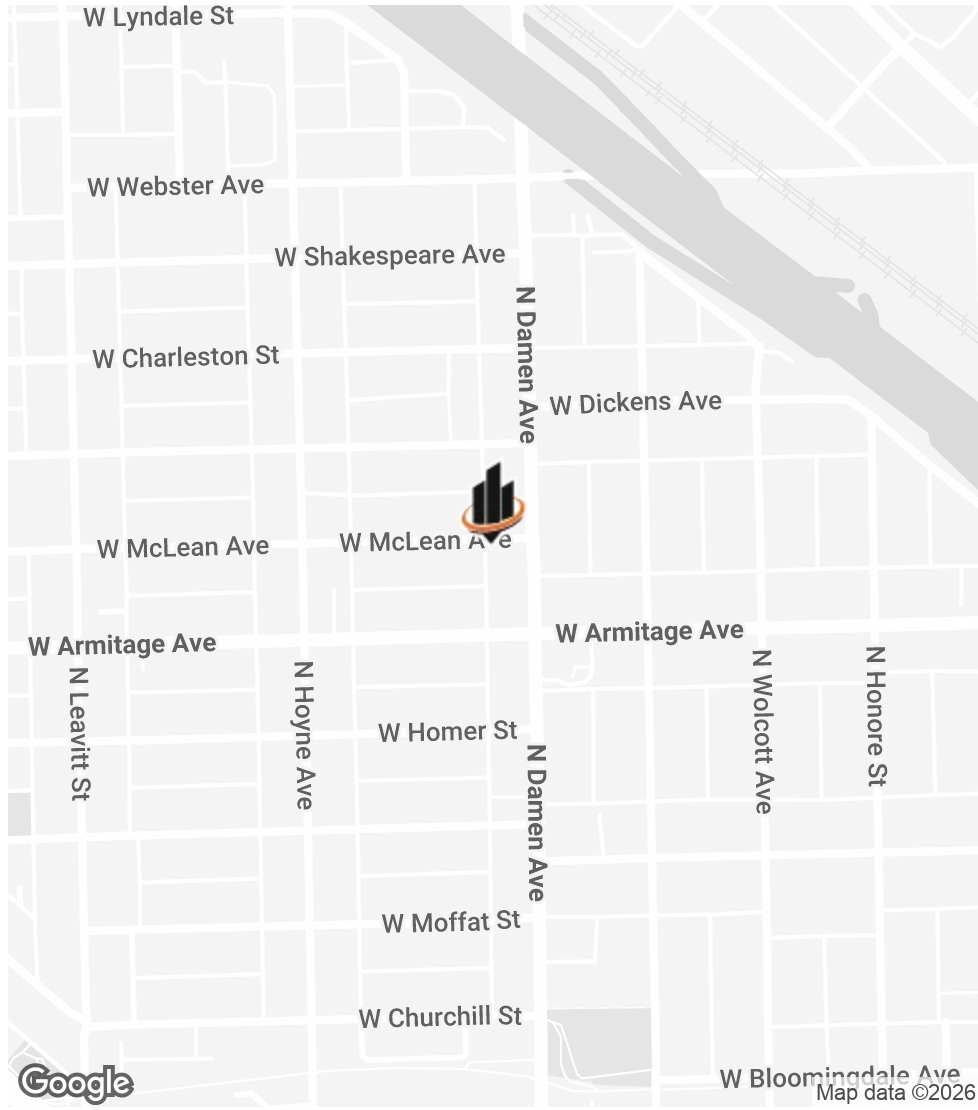


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,585	13,574	55,541
AVERAGE AGE	33.5	33.0	32.9
AVERAGE AGE (MALE)	35.7	34.0	33.2
AVERAGE AGE (FEMALE)	32.5	32.8	33.0

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,769	6,603	26,262
# OF PERSONS PER HH	2.0	2.1	2.1
AVERAGE HH INCOME	\$229,989	\$221,776	\$202,345
AVERAGE HOUSE VALUE	\$884,329	\$869,362	\$765,879

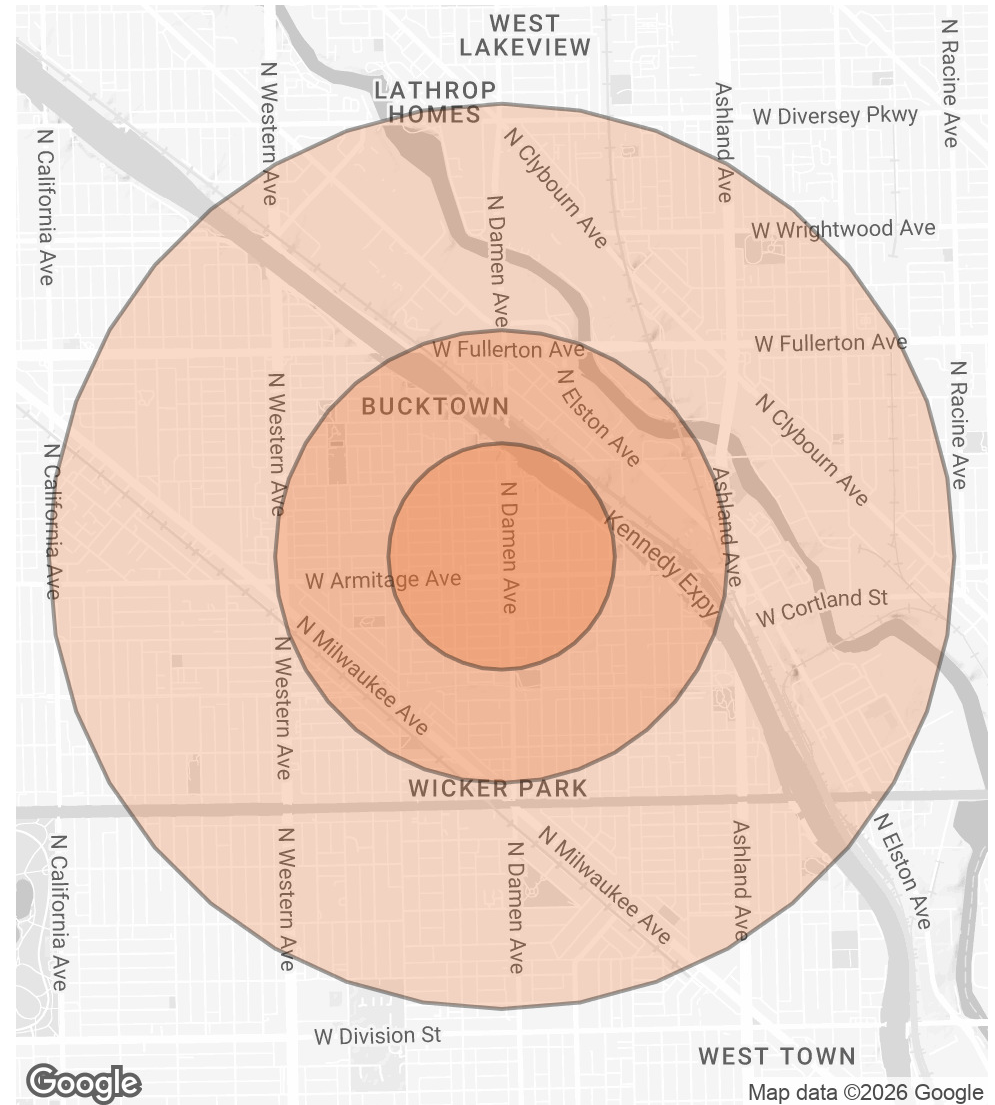
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