



### Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$18.60 PSF
Available SF:	1,900 SF
Available Date:	7/1/2026
Lot Size:	0.06 Acres
Zoning:	B3-2
Submarket:	Lincoln Park
Traffic Count:	Approx. 7,750 VPD

### Property Overview

Rare second generation restaurant space for lease on one of Chicago's most iconic retail corridors. The 1,900 SF space on Armitage Avenue offers a premier leasing opportunity in the heart of Lincoln Park. The space features a fully built-out kitchen and dining area, complemented by a dedicated basement kitchen that supports efficient prep and back-of-house operations. The space also features a gated outdoor dining area and one (1) on-site parking space offering added convenience for staff and deliveries. The building also provides an opportunity to join an exceptional mix of national and boutique retailers including: Walgreens, Goddard School, Starbucks, La Colombe, Allbirds, Bonobos, Abercrombie & Fitch, Faherty, Kiehl's, Mugsy, Levain Bakery, Armitage Ale House, and Summer House Santa Monica, among others.

### Property Highlights

- Phenomenal opportunity to join lease one of Chicago's most iconic retail corridors
- Turnkey second-gen restaurant space featuring an existing hood system, grease trap, walk-in refrigerator, and basement prep/storage area
- One (1) parking space available
- Outdoor dining area on-site

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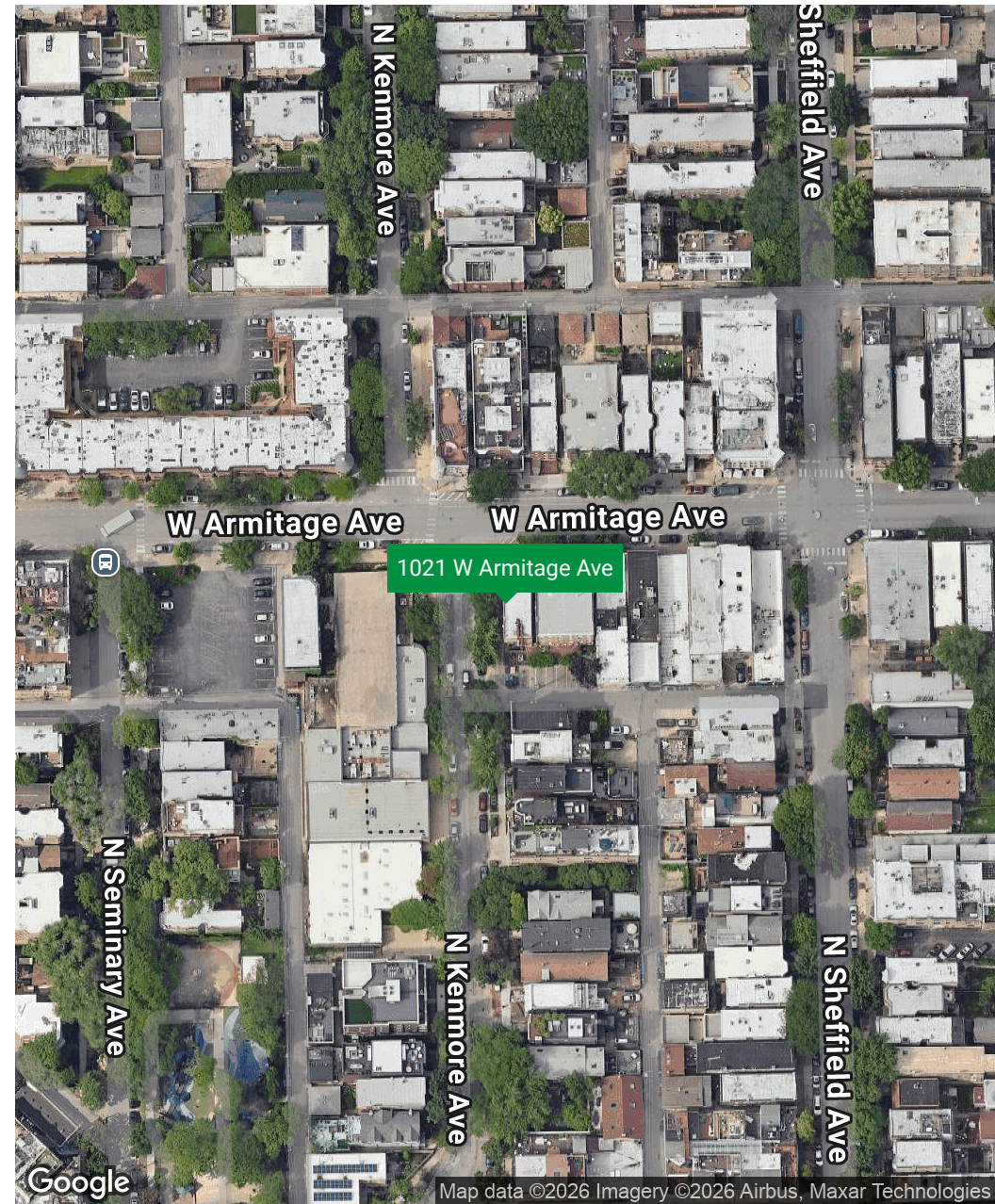
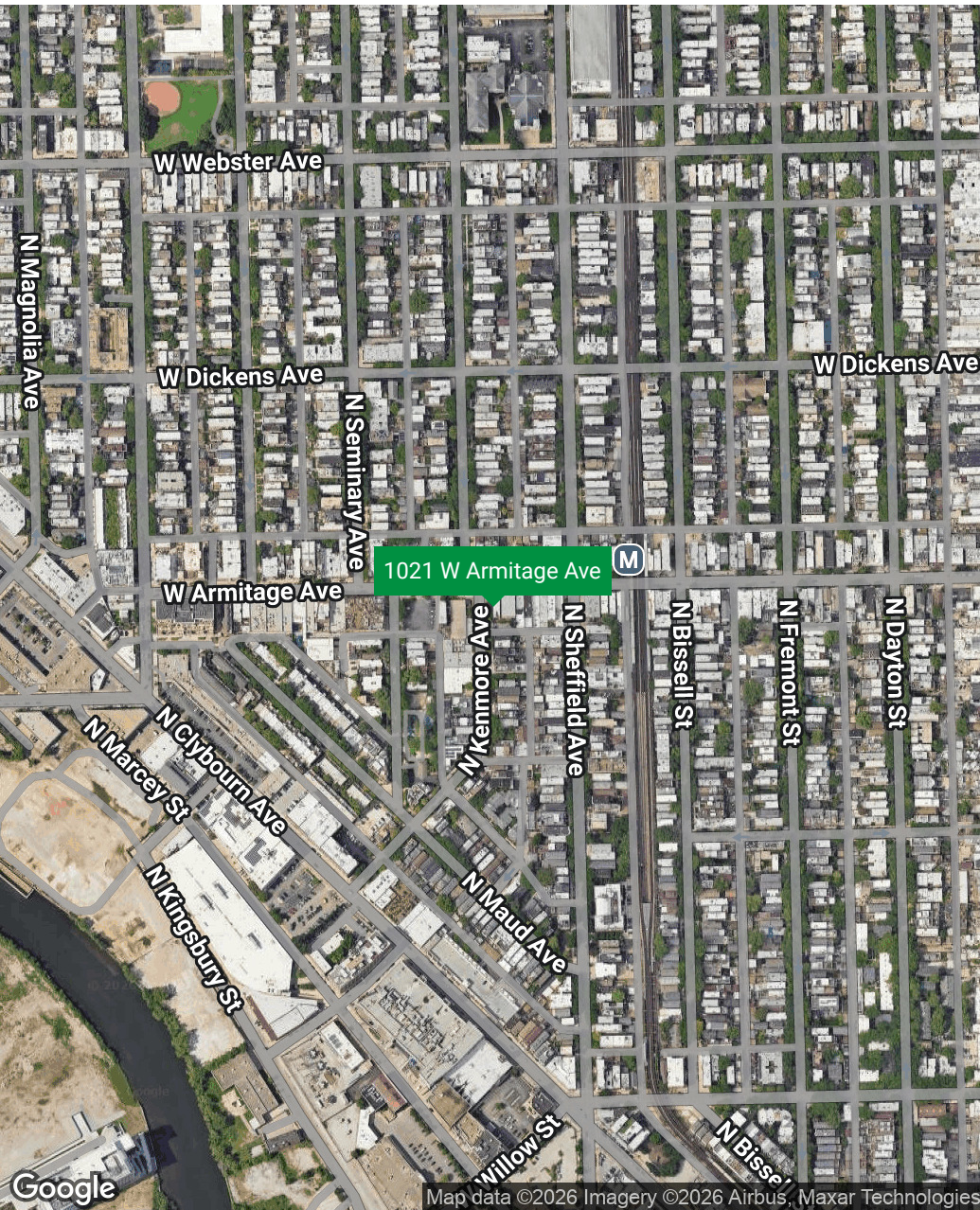
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# FOR LEASE | 1021 W ARMITAGE AVE

LOCATION MAP



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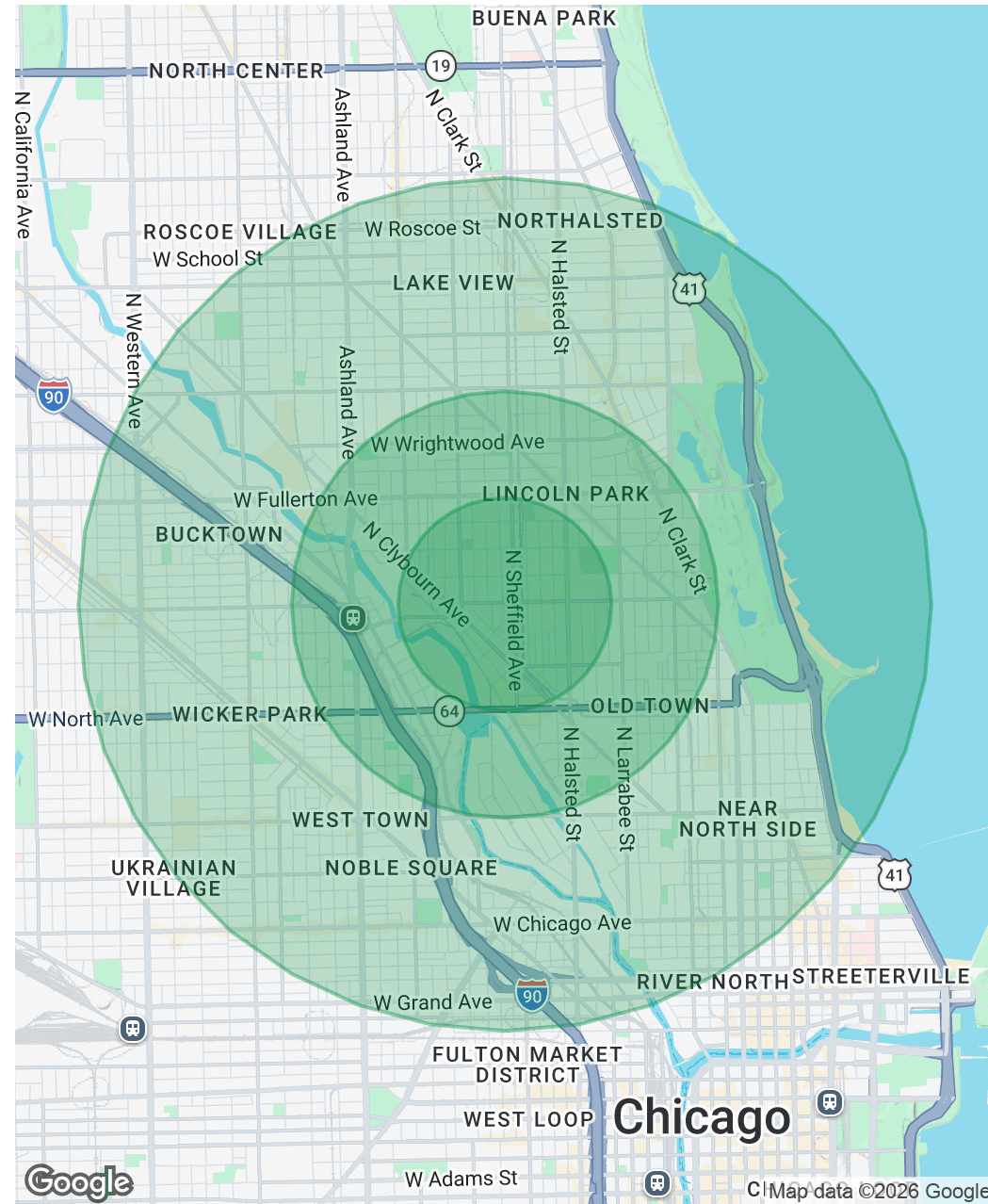
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Population	0.5 Miles	1 Mile	2 Miles
Total Population	67,218	540,514	1,011,682
Average Age	34.7	36.3	36.9
Average Age (Male)	34.6	36	36.5
Average Age (Female)	34.8	36.5	37.2

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	32,410	290,665	495,896
# of Persons per HH	2	1.8	2
Average HH Income	\$159,394	\$144,434	\$124,361
Average House Value	\$754,490	\$550,139	\$459,046

Demographics data derived from AlphaMap



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