

Up to
5,665 SF
For Lease

RETAIL/RESTAURANT

2635 N KEDZIE AVENUE

Across from Logan Square Park

LOGAN SQUARE

Chicago | IL

KAIN
REAL ESTATE



SPACE PLANS

2635 N KEDZIE AVENUE

Across from Logan Square Park



THE OPPORTUNITY

This opportunity features a beautifully maintained property in excellent condition, offering flexible occupancy options across three floors of the main property that can be leased individually or combined for a contiguous layout. The predominantly open floor plans provide tremendous versatility for a variety of uses. While the second floor includes a full kitchen and several private rooms ideal for offices or meeting spaces. The lower level offers additional functionality with several private offices and ample storage space.

Complementing the main building is a separate two-story carriage house, also available for lease, creating unique opportunities for expansion, private event space, administrative offices, or complementary operations.

A standout feature of the property is its inviting outdoor environment. Tenants and guests can enjoy a large patio situated between the main building and carriage house, side yard perfect for an outdoor bar area, as well as private decks on the first and second floors of the main building, providing distinctive indoor-outdoor experiences.

With its flexible floor plans, multiple entertainment areas, and unique outdoor amenities, the property is well-suited for a restaurant, hospitality concept, entertainment venue, event space, or other experiential uses.

AVAILABILITY

| | |
|-----------------------|-----------------------------|
| Basement | 1,415 SF |
| 1 ST Floor | 1,360 SF + 196 SF Deck |
| 2 ND Floor | 1,360 SF + 196 SF Deck |
| Carriage House | 1,530 SF *Can be subdivided |



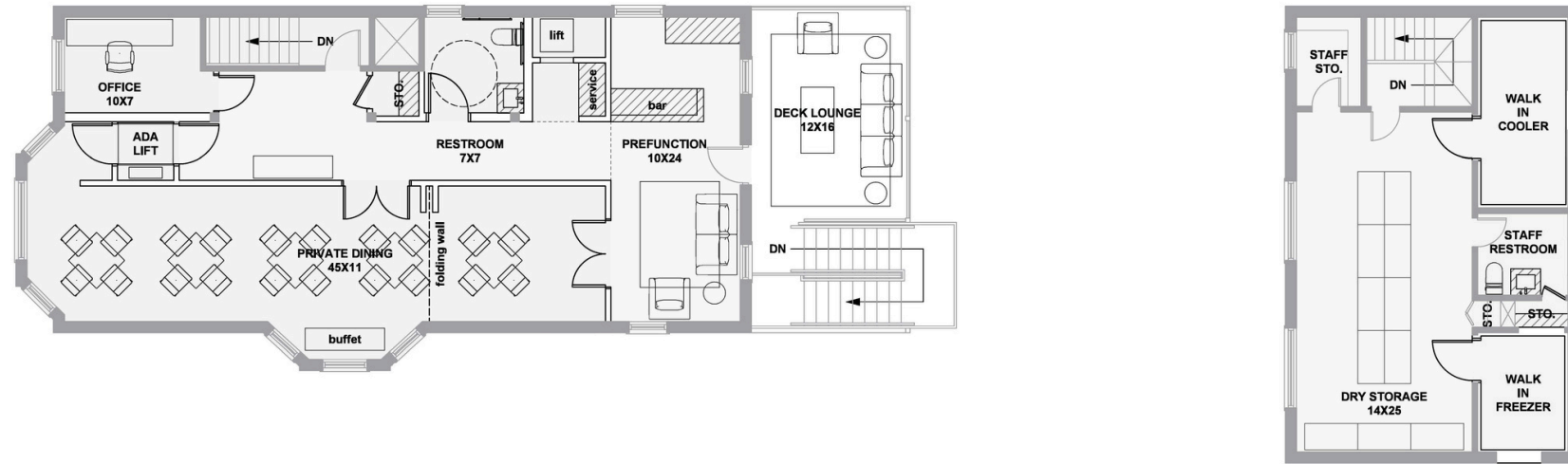
SPACE PLANS

2635 N KEDZIE AVENUE

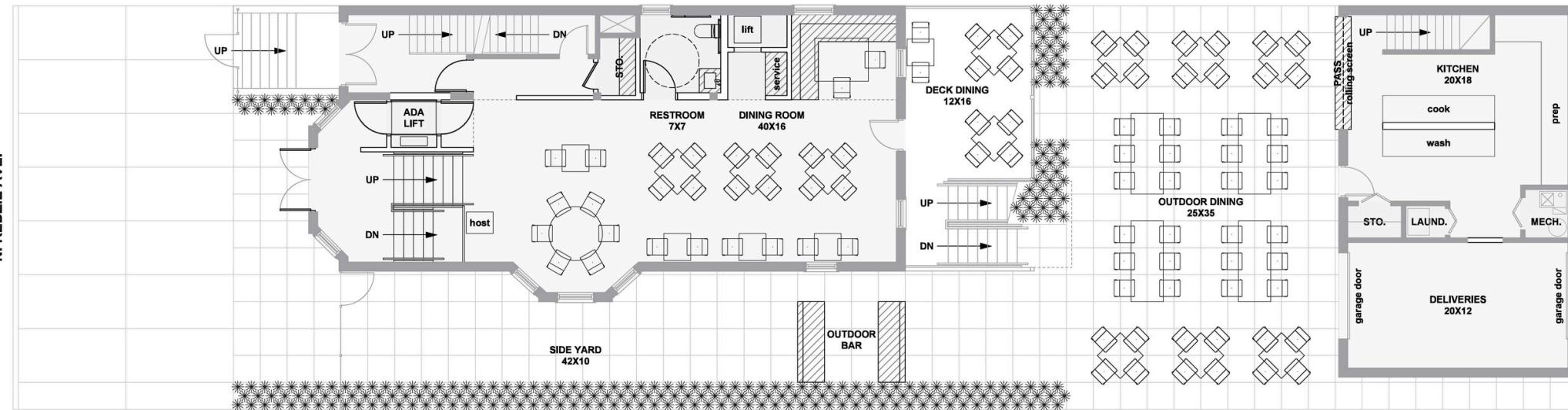
Across from Logan Square Park



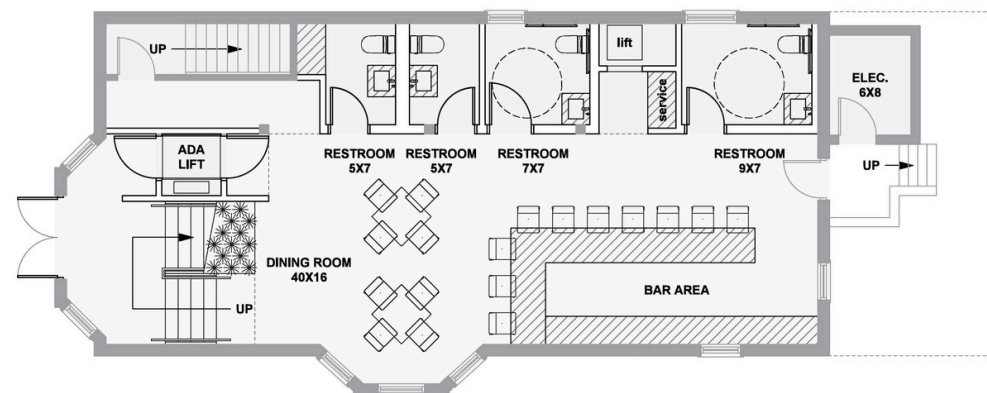
SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN



THE OPPORTUNITY

2635 N KEDZIE AVENUE

Across from Logan Square Park



LOCATION

In Northside near Logan Square Park

SIZE

MAIN PROPERTY: 4,135 SF

CARRIAGE HOUSE: 1,530 SF

Plus Multiple Outdoor Dining Spaces

STATUS

Completed in 1893

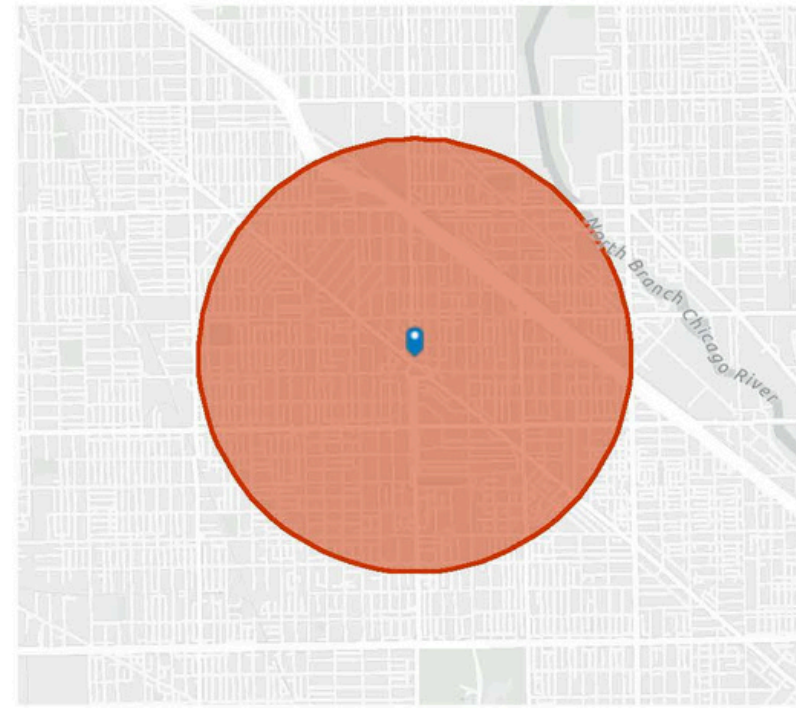
ZONING

B3-2 Community Shopping District

Alderman Anthony Quezada (35th Ward)

NEIGHBORING BUSINESSES

Longman & Eagle, Reno, Chique Latte, Lulu Cafe



Population Trends and Key Indicators

2635 N Kedzie Ave, Chicago, Illinois, 60647
Ring of 1 mile

| | | | | | | | | |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 68,050 | 30,953 | 2.19 | 33.9 | \$96,768 | \$503,992 | 78 | 65 | 84 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



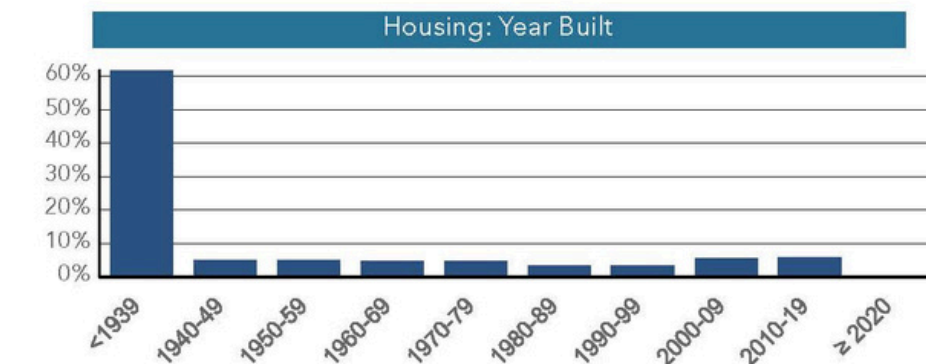
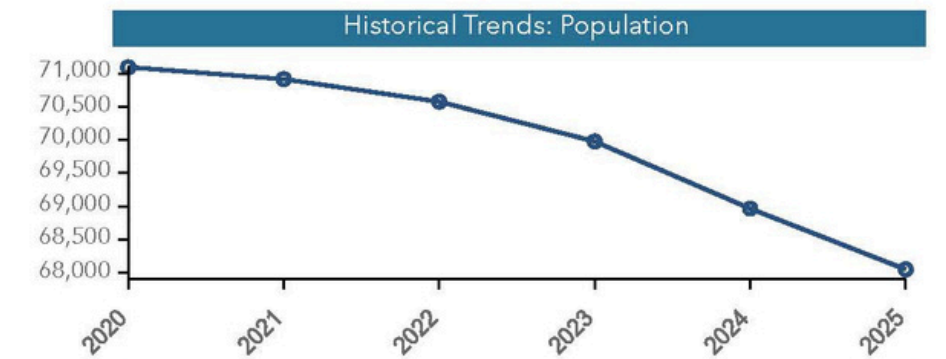
\$11,959

Avg Spent on Mortgage & Basics

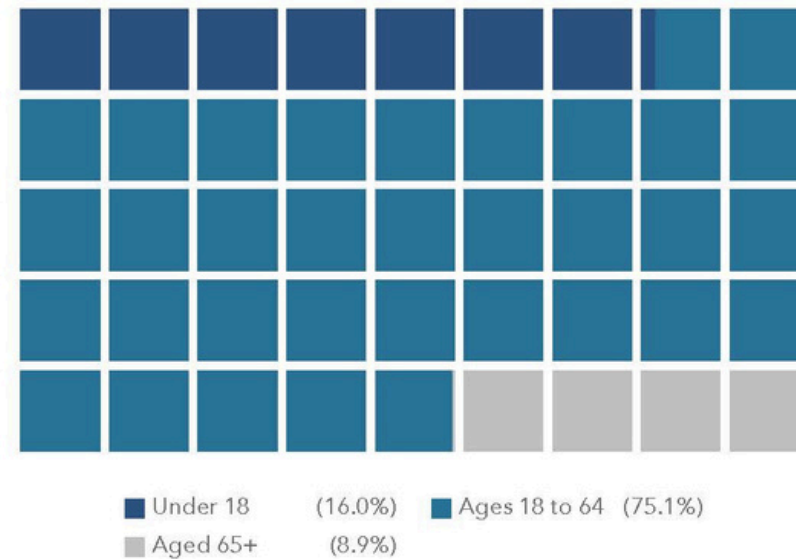


32.6%

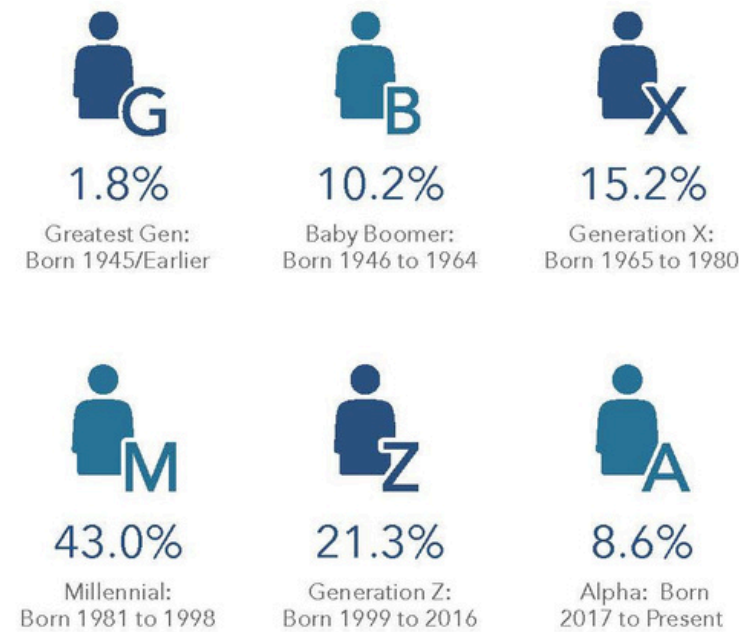
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**FOR MORE
INFORMATION:**

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