FOR LEASE

Fully Improved Wicker Park Restaurant Space

2039 WEST NORTH AVENUE

Chicago, IL 60647

PRESENTED BY:

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SVN CHICAGO COMMERCIAL

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	$22.00 PSF (Net)
NET CHARGES:	$4.30 PSF
SPACE TYPE:	Restaurant
AVAILABLE SF:	5,700
RENOVATED:	2018
ZONING:	B3-3
MARKET:	Chicago
SUBMARKET:	Wicker Park

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 2039 West North Avenue in Chicago's Wicker Park neighborhood FOR LEASE. The subject property is a former full service restaurant and is ready for immediate occupancy. All of the existing build out and in place equipment are included in the lease. This 5,700 square foot facility benefits from numerous updates including a full bar, ample kitchen with prep space in addition to a well designed private room. The existing zoning allows for a variety of different hospitality concepts with no known liquor moratoriums, .

PROPERTY HIGHLIGHTS

- 5,700 SF fully built-out second-generation restaurant opportunity
- Prime location in the heart of Chicago's Wicker Park dining and entertainment district
- Turnkey space featuring a fully equipped commercial kitchen
- Expansive bar with ample seating and service capacity

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COMPLETE HIGHLIGHTS

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- 5,700 SF fully built-out second-generation restaurant opportunity
- Prime location in the heart of Chicago's Wicker Park dining and entertainment district
- Turnkey space featuring a fully equipped commercial kitchen
- Expansive bar with ample seating and service capacity
- Large, open dining area designed for high-volume operations
- Multiple private dining and event rooms
- Flexible layout allows for simultaneous restaurant service and private events
- Ideal for full-service restaurants, hospitality concepts, and event-driven operators
- High-visibility location with strong pedestrian traffic and a vibrant surrounding retail mix
- Opportunity to capitalize on one of Chicago's most sought-after restaurant corridors

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ADDITIONAL PHOTOS

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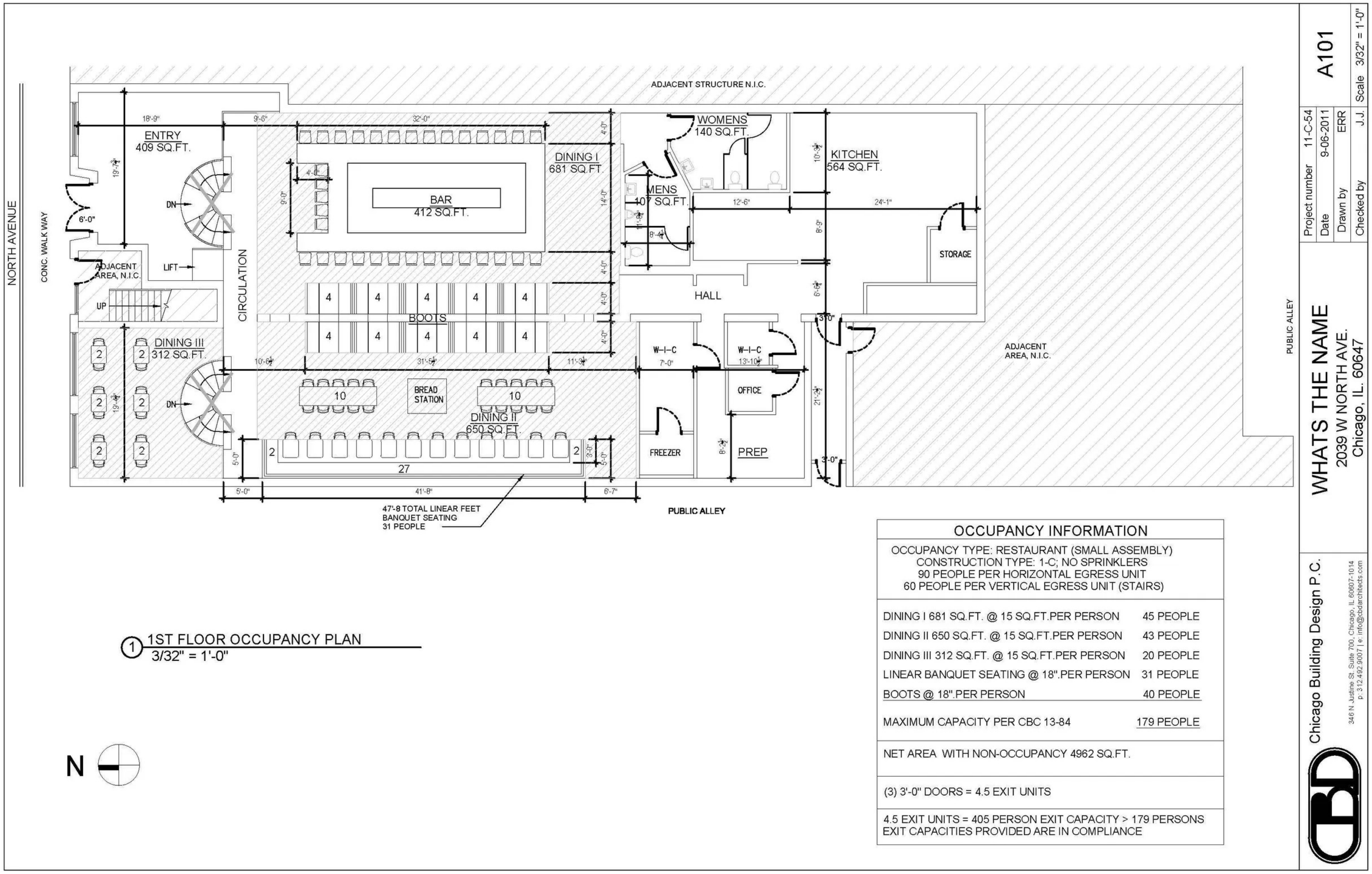
FLOOR PLAN



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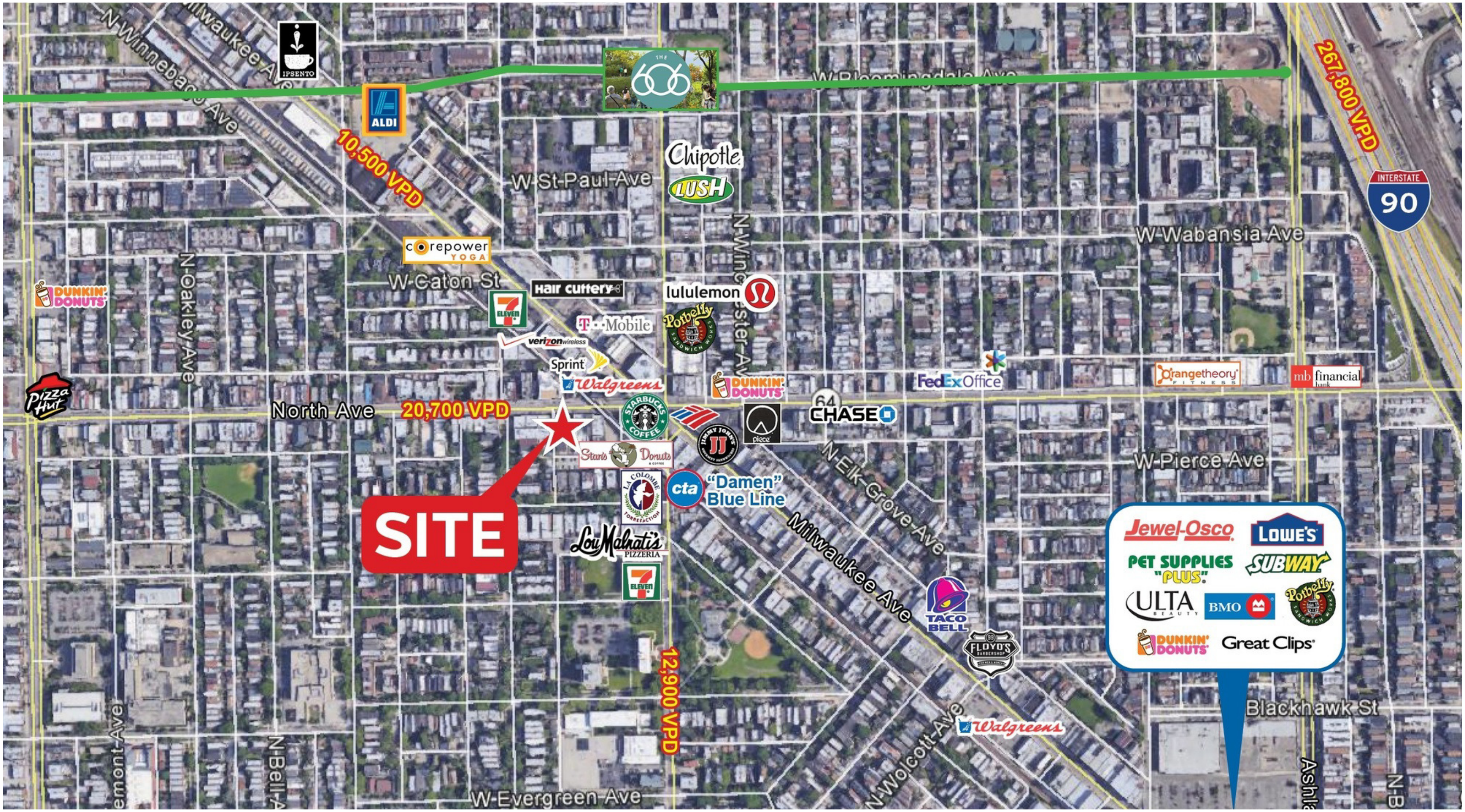
RETAIL MAP



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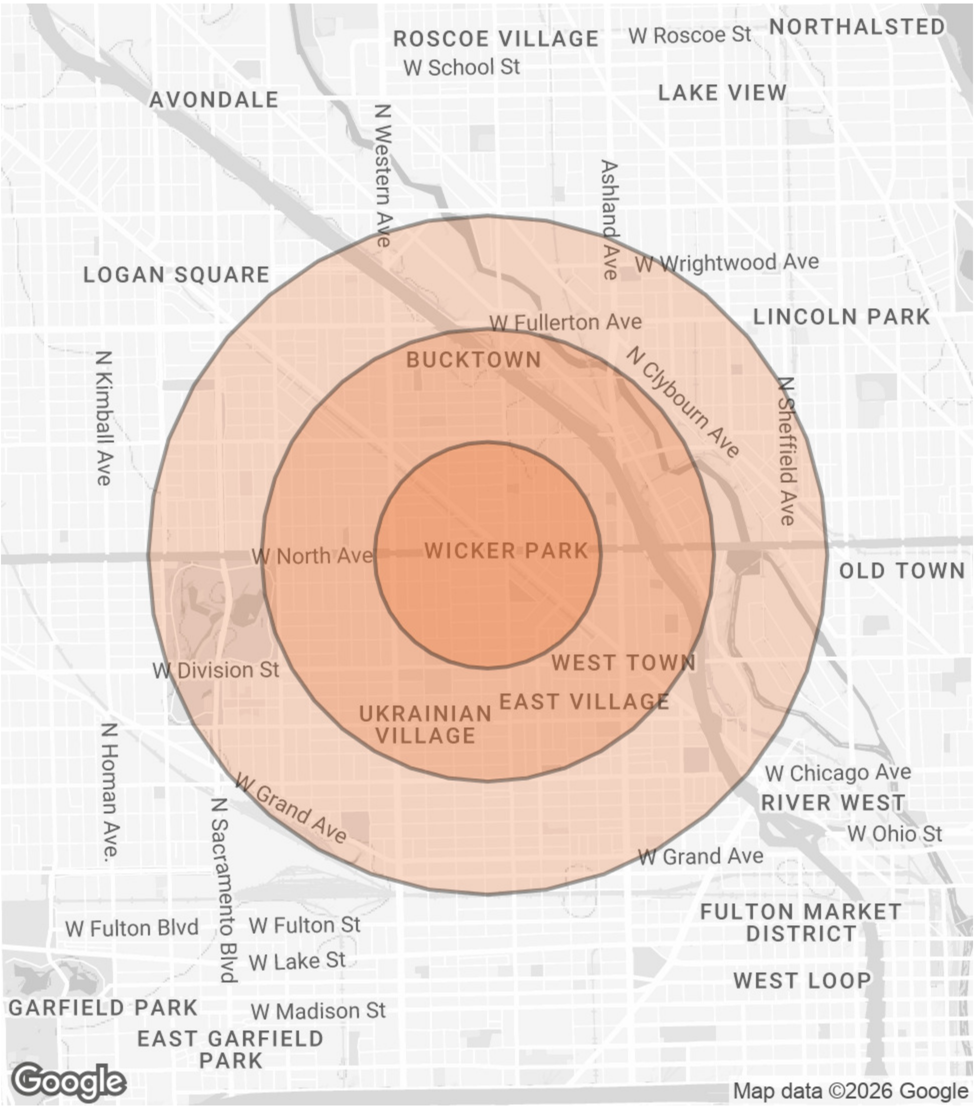
DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	18,066	70,829	135,621
AVERAGE AGE	31.1	30.8	30.9
AVERAGE AGE (MALE)	32.2	31.6	31.6
AVERAGE AGE (FEMALE)	29.9	30.0	30.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	8,427	32,189	59,849
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	$119,333	$98,821	$91,176
AVERAGE HOUSE VALUE	$643,304	$589,584	$537,202

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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