

FOR LEASE

4649 N ROCKWELL ST
CHICAGO, IL 60625

±1,300 SF Restaurant & Patio Space for Lease

PROPERTY SUMMARY

Directly across the street from the CTA Brown Line's Rockwell station, 4649 N Rockwell St presents ±1,300 SF of restaurant and patio space for lease in Chicago. The space is in current restaurant use, and ownership is offering it on a direct lease at $32.00 per leasable square foot plus common area expenses, which include taxes, insurance and the other costs of owning and managing the property. A two-car garage on site can be added for the restaurant tenant at separately negotiated terms.

Zoned B1-3 under City of Chicago zoning, the 0.06-acre property is served by three Brown Line stations, with Western about a quarter mile away and Francisco just under half a mile. Nearby Lawrence Avenue carries approximately 17,000 vehicles per day (IDOT AADT, 2018), and neighborhood destinations such as Monti's, Merz Apothecary, Welles Park and Mariano's are within about a mile. For an operator looking for a transit-served neighborhood location, Rockwell Station Restaurant & Patio is well worth a tour.

Contact the KW Commercial team to schedule a tour.

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PROPERTY SUMMARY

ADDRESS	4649 N ROCKWELL ST, CHICAGO
TYPE	RETAIL – RESTAURANT
SPACE	RESTAURANT & PATIO
AVAILABLE	±1,300 SF
ASKING RENT	$32.00/SF + COMMON AREA EXPENSES
LEASE TYPE	NET, DIRECT LEASE
GARAGE	TWO-CAR (SEPARATELY NEGOTIATED)
LOT SIZE	0.06 AC (2,600 SF)
ZONING	B1-3 (CITY OF CHICAGO)
TRANSIT	ROCKWELL CTA ACROSS STREET

PROPERTY HIGHLIGHTS

01 Transit at the Door

The CTA Brown Line's Rockwell station sits directly across the street at 4648 N Rockwell St, putting rail service steps from the restaurant entrance.

02 Restaurant & Patio Space

±1,300 SF of restaurant and patio space in current restaurant use, available on a direct lease from ownership.

03 Two-Car Garage Option

A two-car garage on the property may be leased to the restaurant tenant at separately negotiated terms, providing dedicated on-site parking.

INTERIOR



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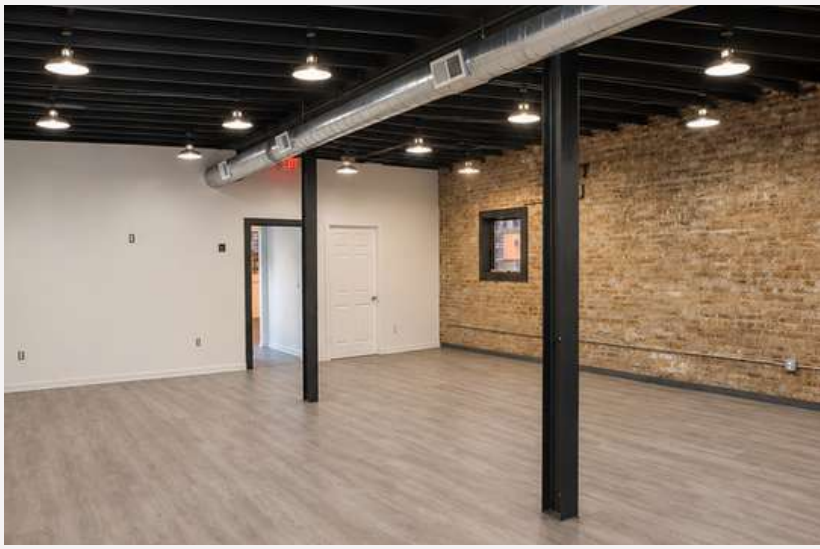
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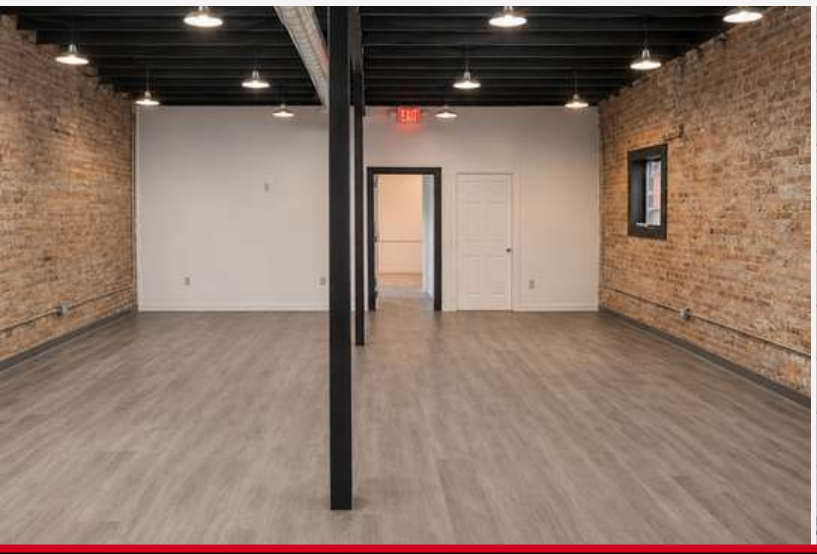
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4649 N ROCKWELL ST
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kw ONECHICAGO
KELLERWILLIAMS.



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