

FOR LEASE – RETAIL / OFFICE CONDO

2205 W. Roscoe Street

CHICAGO, IL 60618



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2205 W. Roscoe Street

ROSCOE VILLAGE RETAIL / OFFICE CONDO FOR LEASE

Baum Realty Group, LLC has been exclusively retained to offer 2205 W. Roscoe Street ("the Property") for lease. The Property is a $\pm 1,500$ SF retail / office condo located in Chicago's Roscoe Village neighborhood, on the north side of the city. The Property is ideally situated along Roscoe Street, the neighborhood's main thoroughfare known for its eclectic mix of small shops, cafes, offices, and beloved restaurants & taverns.

Property Highlights

- + $\pm 1,500$ SF retail / office condo for sale or lease
- + Ideal for an owner / user
- + Ideal Roscoe Street corridor location in Chicago's Roscoe Village neighborhood

PROPERTY DETAILS

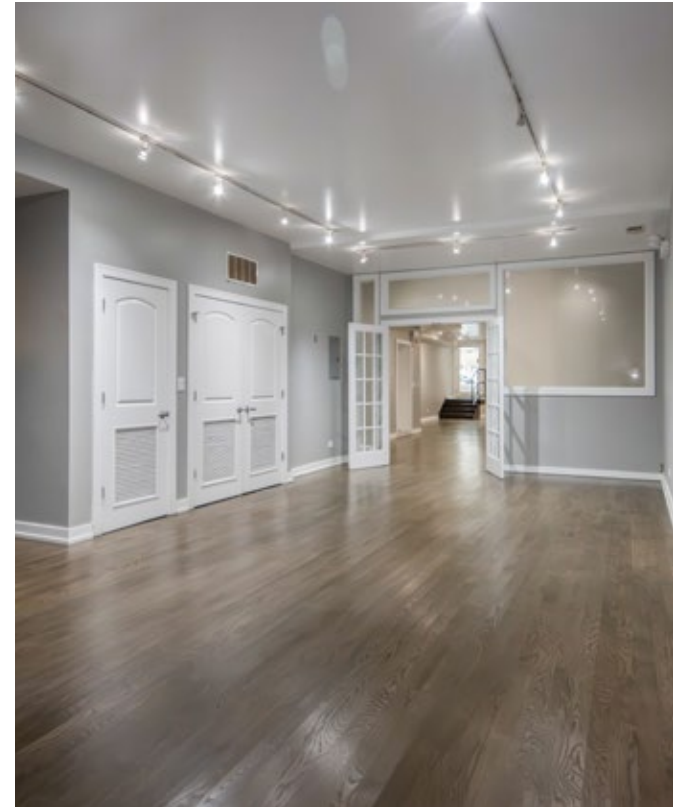
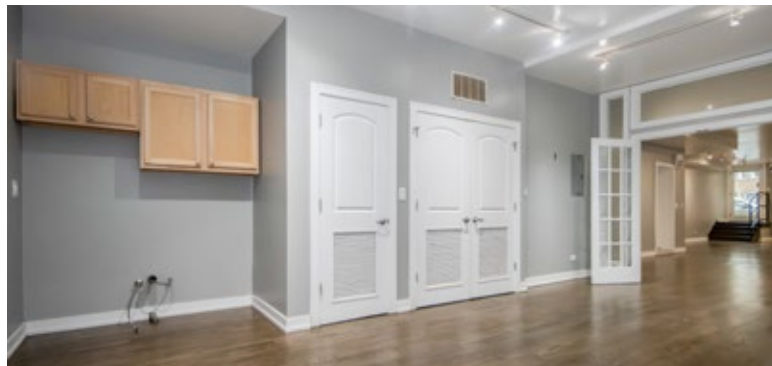
SIZE (SF):	$\pm 1,500$ SF
ZONING:	B2-2
TAXES 2024 (PAYABLE 2025):	$\pm \$7,650$
PIN:	14-19-319-056-1001
LEASE RATE:	\$3,400 / Month

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Exceptional Roscoe Village Location

Roscoe Village is a well-established northwest side neighborhood known for its charming mix of independent boutiques, celebrated restaurants, and casual taverns. With a median household income nearly double the national average and a high concentration of white-collar professionals, Roscoe Village residents are sophisticated consumers who invest heavily in food, apparel, and technology, making this location ideal for businesses that cater to this affluent demographic.

2205 W. Roscoe Street sits on Roscoe Street, the neighborhood's bustling retail corridor and the heart of neighborhood activity featuring local haunts and top-rated eateries. The surrounding area offers a mix of homeowners and renters, making this an ideal location for businesses looking to cater to a dynamic, sophisticated audience in an established community.



Loved by Locals - Roscoe Street notable neighbors (clockwise from top left): Village Tap (2055 W. Roscoe), Volo Restaurant Wine Bar (2008 W. Roscoe), Roscoe Books (2142 W. Roscoe), Le Sud Mediterranean Kitchen (2301 W. Roscoe), Kitsch'n On Roscoe (2005 W. Roscoe), Retro on Roscoe annual street festival

Demographic Highlights



\$222,348

Average Household Income



\$138,691

Median Disposable Income



81.6%

Bachelor's Degree or higher



34.1

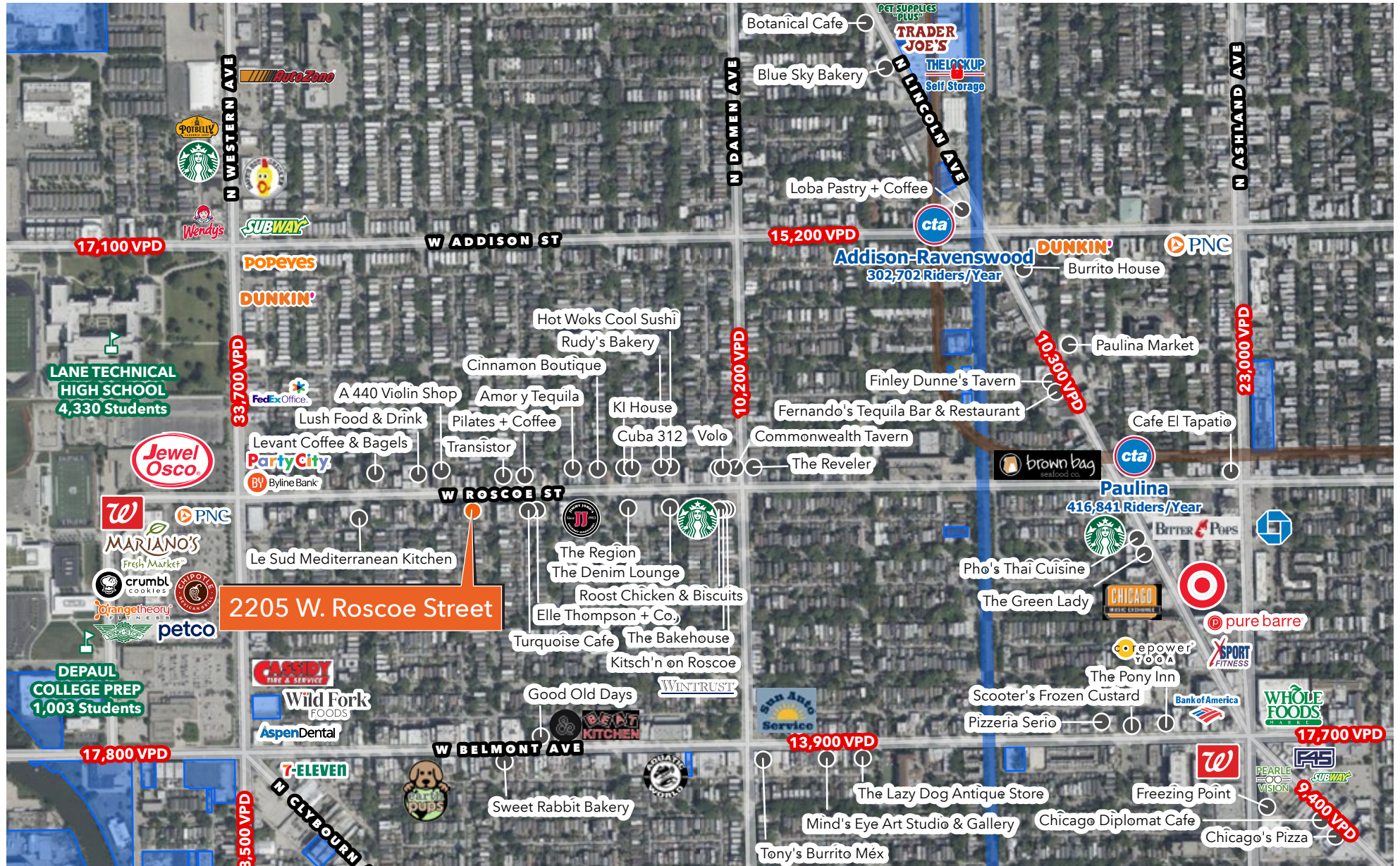
Median Age

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