

Quick Service Restaurant / Commissary Kitchen / Ghost Kitchen

# 321 S JEFFERSON ST

Between Van Buren & Jackson

## WEST LOOP GATE

Chicago | IL

**KAIN**  
REAL ESTATE

**3,700 SF**  
For Lease  
+ Basement

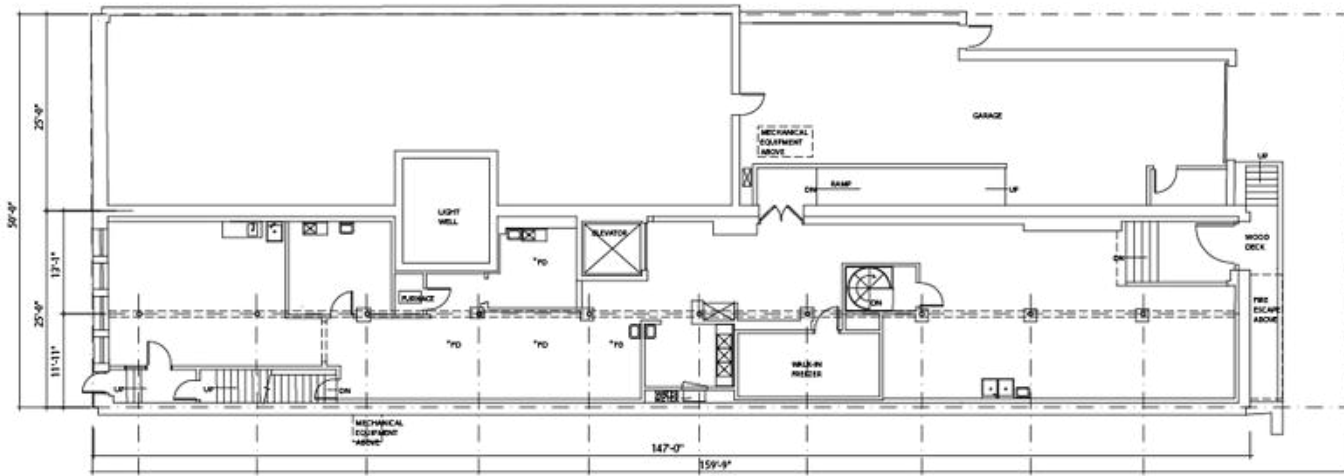


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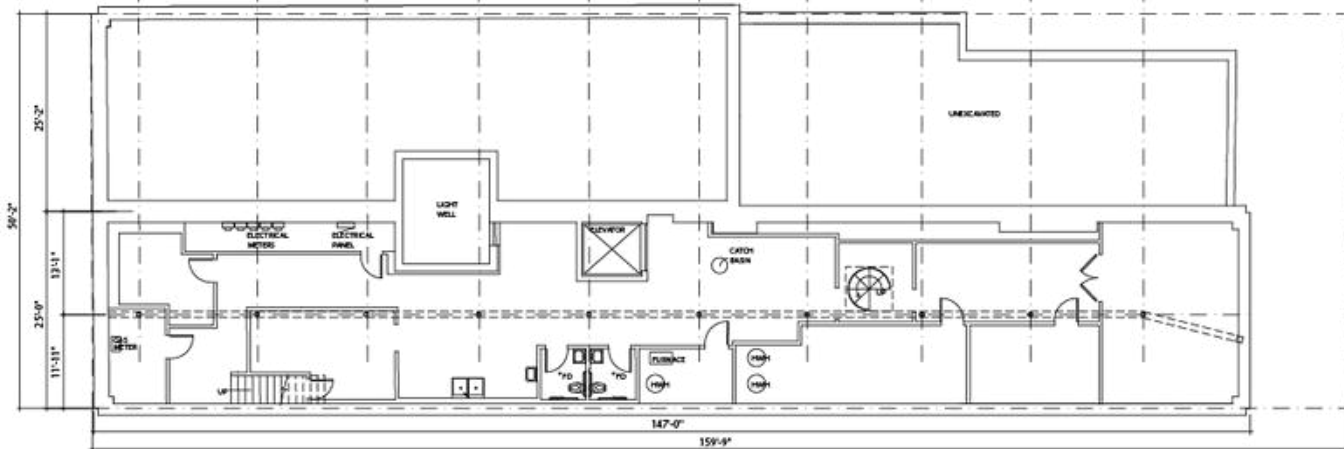
# 321 S JEFFERSON ST

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## 3,700 SF FIRST FLOOR PLAN



1 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 BASEMENT PLAN  
SCALE: 1/8"=1'-0"

## BASEMENT / LOWER LEVEL PLAN 2,400 SF

321 S. JEFFERSON  
CHICAGO, ILLINOIS  
11/04/24

These existing conditions drawings are based on that which is visible.  
No investigation was performed to determine conditions behind walls nor behind structure.  
AutoCad drawings are drawn to 1:1 scale in paper space and can reasonably be relied upon as such.

## COMMENTS

The property was completely gut renovated in Winter 2019 to be the central commissary kitchen for Baci Amore Pizza. The chain of restaurants, primarily serving the central loop of Chicago did not survive COVID. This commissary kitchen was only in use for 6 months, and everything was built brand new at the time.

The property is now available for lease and all the FF&E inside the premises is being gifted to the new tenant that leases the property.

The ground floor features a retail area and kitchen. While the lower level was built for storage, prep, and offices.

Ground Floor: 3,700 SF  
Lower Level: 2,400 SF

The property is particularly attractive for restaurants with strong delivery services due to the location being in close proximity to I-90/I-94 and I-290.

INTERIOR IMAGES

# 321 S JEFFERSON ST

Between Van Buren & Jackson

**KAIN**  
REAL ESTATE



## THE OPPORTUNITY

# 321 S JEFFERSON ST

Between Van Buren & Jackson

## LOCATION

Between Van Buren & Jackson

## SIZE

TOTAL: 6,100 square feet  
Ground Floor: 3,700 SF  
Lower Level: 2,400 SF

## STATUS

Currently Vacant. Available for Immediate Occupancy. No key money for FF&E.

## CEILING HEIGHTS

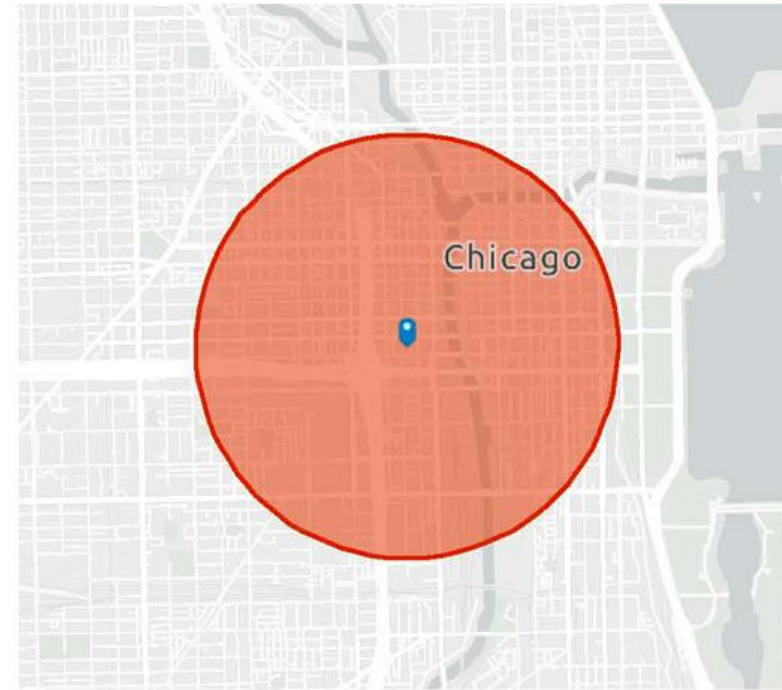
Ground Floor: 14-feet  
Lower Level: 10-feet

## ZONING

DX-7 Zoning  
Alderman William Conway (34<sup>th</sup> Ward)

## NEIGHBORING BUSINESSES

Lou Mitchell's Restaurant, Swadesi Cafe, Byrd's Hot Chicken, Dunkin', Potbelly, Beggar's Pizza, Fitness Formula Clubs, The Old Post Office

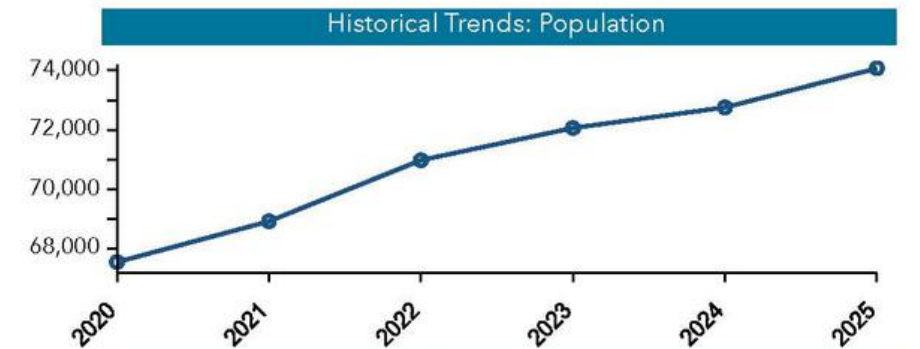


## Population Trends and Key Indicators

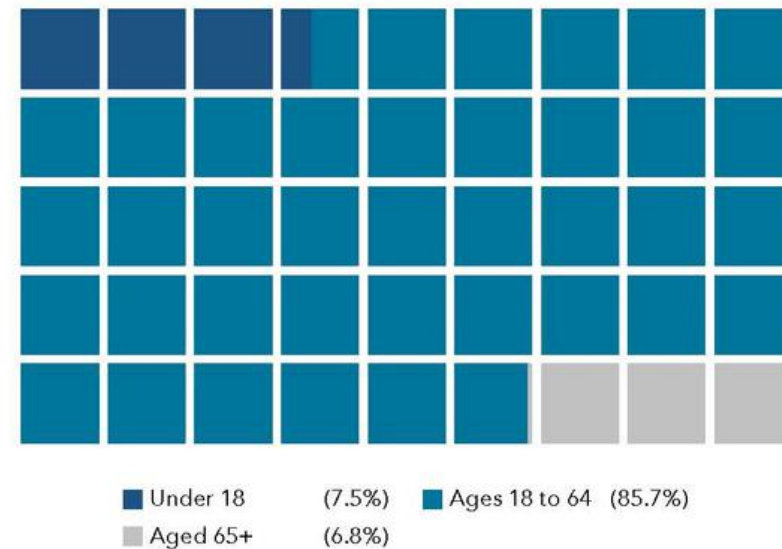
321 S Jefferson St, Chicago, Illinois, 60661  
Ring band of 0 - 1 miles

74,071	42,221	1.62	32.2	\$133,635	\$455,084	107	100	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

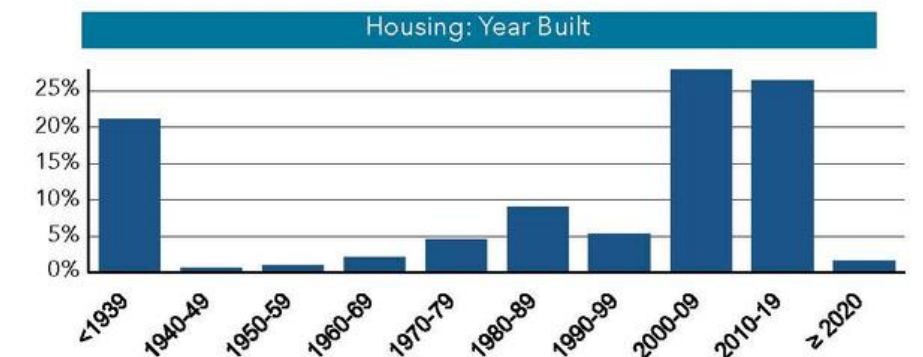
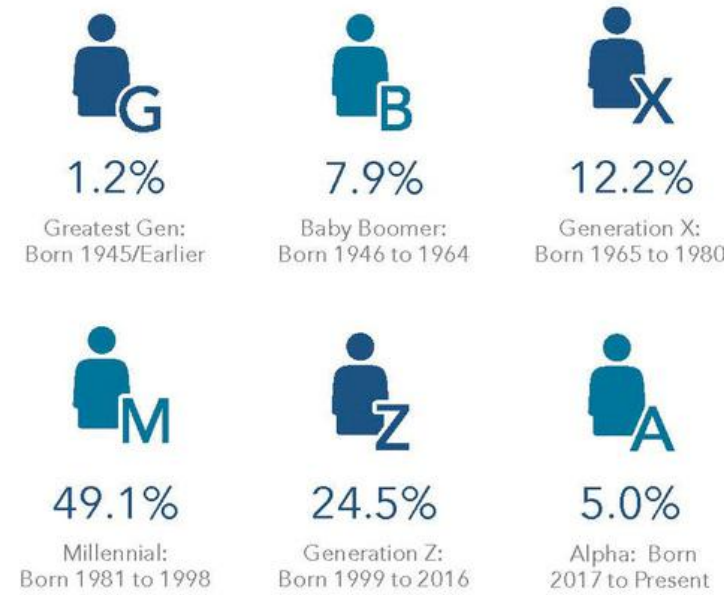
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



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