

## UNIQUE OPPORTUNITY

Restaurant/ Entertainment Venue Available

**THE MAYNE STAGE**  
1328 WEST MORSE

# MAYNE STAGE | 1328 W. MORSE



**23K**

Gross SF building



**70'**

Morse Street frontage



**176K**

People in a two-mile radius



**\$72K**

Household income in a two-mile radius



**48K**

Daytime population in a one-mile radius



**5K**

Ridership on Red Line

## Unique Entertainment Venue with Restaurant for Sale

### PROPERTY SUMMARY

The theater, on Morse Avenue & Wayne Avenue, opened as Morse Theater in 1912, a vaudeville and movie house. In the 1930s, the facility was remodeled using an Art Deco theme and renamed the Co-Ed Theater because of its proximity to Loyola University. The Co-Ed closed in 1954, and from 1956 until 2008 the building served in various capacities from synagogue to a shoe repair store.

Now, with a recent multi-million dollar restoration and renovation project, the entertainment and dining venue is poised to be a magnet for significant development in this north-side neighborhood.

With a nod to the historic past of this grand facility, features a restaurant and performance space that reflects the unique and diverse history of Rogers Park. A 230-seat multi-purpose entertainment venue with a state-of-the-art audio and video systems the theatre can host a variety of terrific acts; live performances, weddings, studio recordings, rehearsals, educational programs, corporate events and private parties.

### PROPERTY

- Comprehensive \$6M renovation completed in 2010;
- Connected to 230 seat theater with state of the art audio and video;
- Steps from Morse Avenue Red Line stop;
- Off-site parking available.

### AVAILABLE SPACE

Approx. 16,108 net sf  
 - 7,288 sf Main Level  
 - 5,597 sf Second Level  
 - 3,222 sf Lower Level

### TRAFFIC COUNTS

An estimated 22,000 vehicles travel on Sheridan Road per day.

### DEMOGRAPHICS

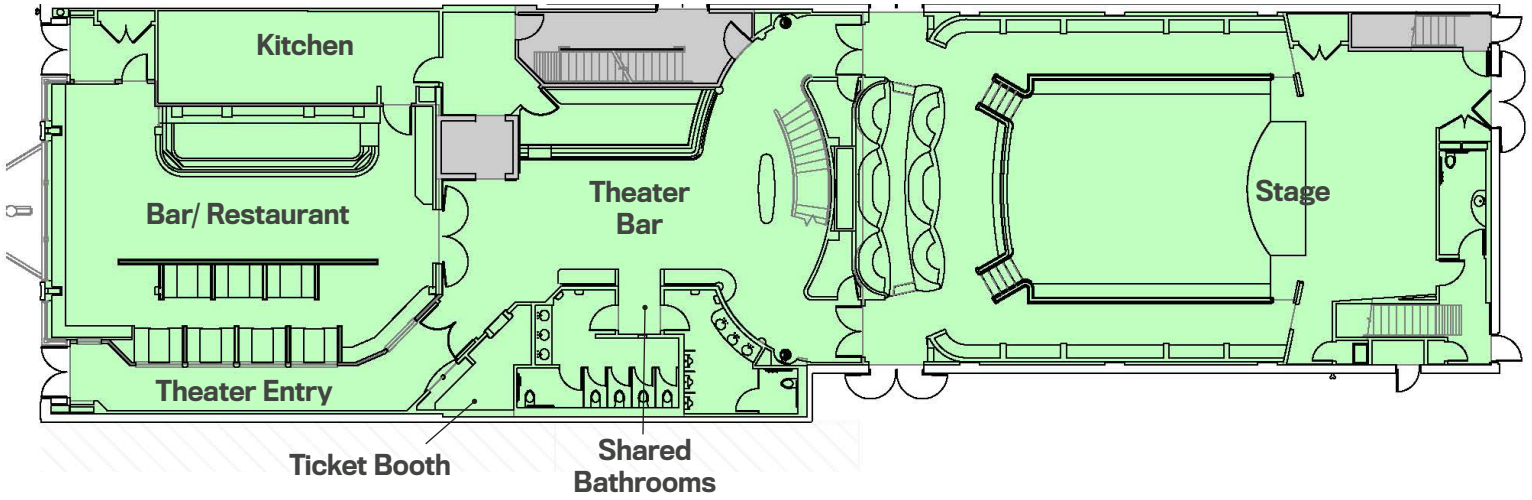
	1/2 MILE	1 MILE	2 MILE
POPULATION	24,636	65,848	176,503
HOUSEHOLDS	12,103	29,038	77,053
AVERAGE HH INCOME	\$65,544	\$65,561	\$72,841
DAYTIME POPULATION	13,998	48,600	126,417

### EXCLUSIVE AGENTS

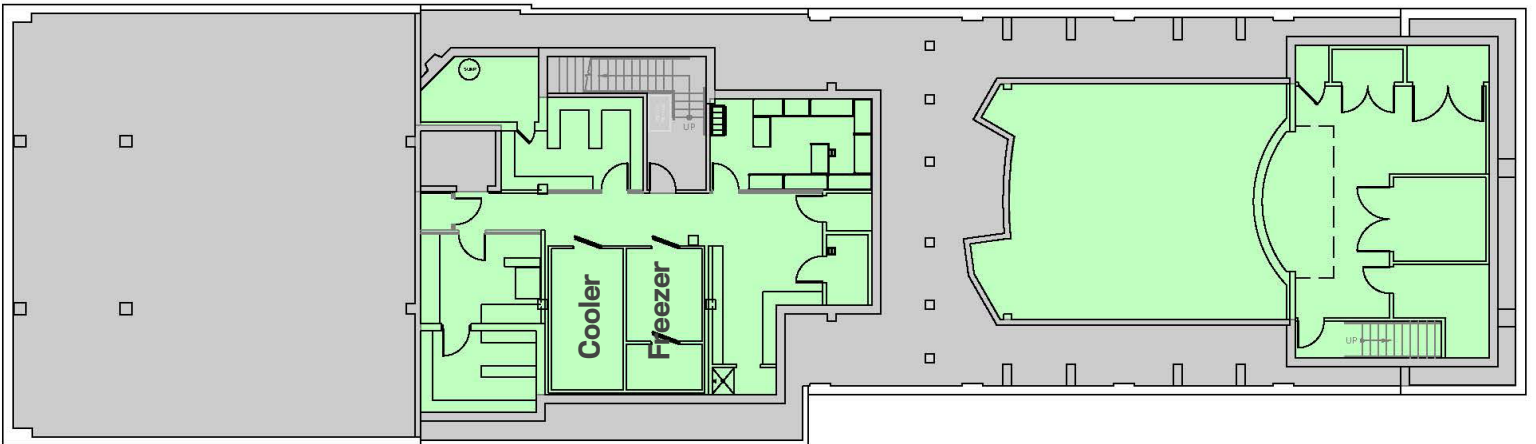
**Jason Gustavson** 312/372-2688  
 jason@stonerealestate.com



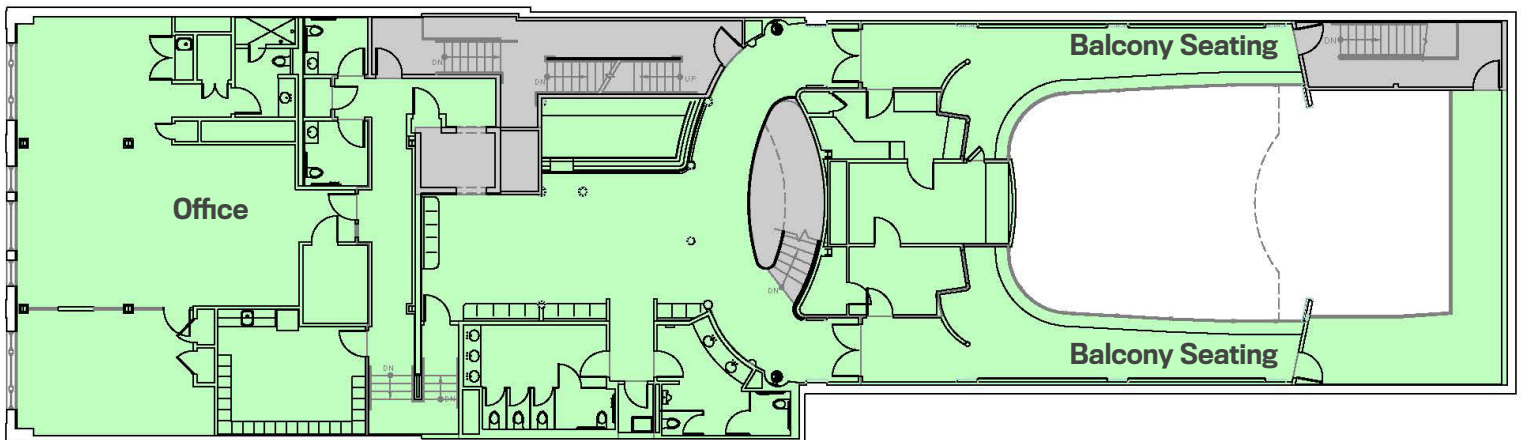
FIRST FLOOR



LOWER LEVEL



SECOND FLOOR



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