



[click for virtual tour](#)

1725

W. CHICAGO AVE.



2nd Generation Ice Cream/Cafe Retail Space Available

FOR LEASE



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ADDITIONAL PHOTOS

1725
W. CHICAGO AVE.



conceptual rendering



SPACE AVAILABLE: **1,500 SF**

MAX. CONTIGUOUS: **3,000 SF**

ASKING RATE: **\$30/SF NNN**

EST. PASS THRU: **\$7.00/SF**

ZONING: **B1-2**

FLOOR: **GROUND**

DATE AVAILABLE: **IMMEDIATE**

CEILING HEIGHT: **-12.5'**

ELECTRICAL: **225A**

CONDITION: **2ND GENERATION**

WARD / ALDERMAN: **01 / LA SPATA**



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W. CHICAGO AVE.

LEASING OVERVIEW



1725 W. CHICAGO AVE.

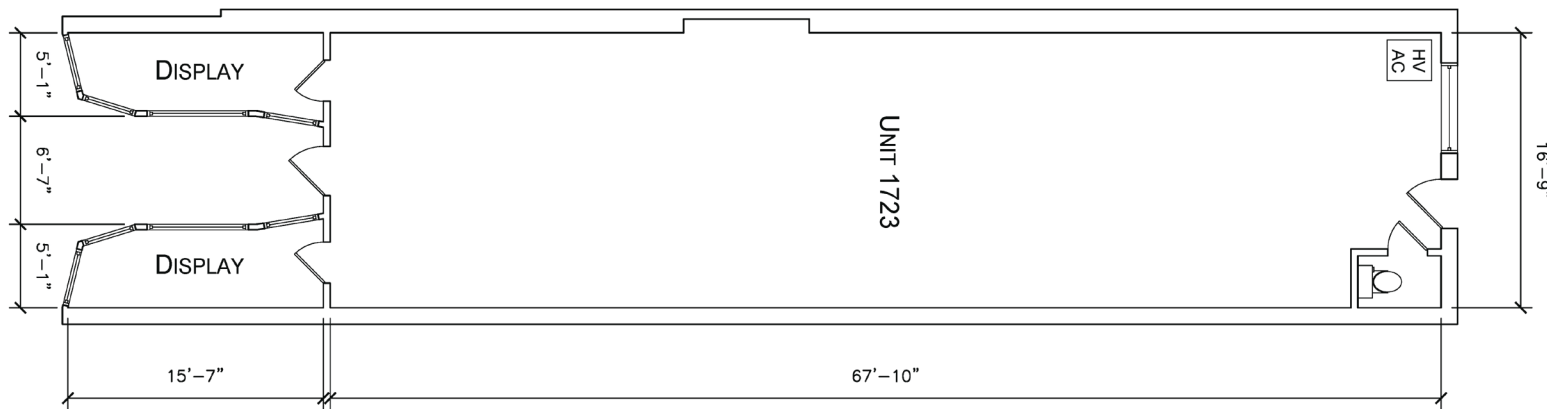
- 2nd generation ice cream/cafe retail space available along West Town's Chicago Avenue.
- Excellent retail visibility with all new storefront and mechanicals.
- Ability to combine adjacent retail space and occupy 3,000 SF.
- Building undergoing a full rehab with retail on ground floor and residential apartment units above.
- Located on one of the most desirable blocks of West Town's main retail corridor.
- Excellent retail co-tenancy in the immediate including Brasero, Roots Handmade Pizza, Mariano's, Lao Peng You, Altar Cafe, Nettare, Arami, Beatnik, Sprout Home, West Town Bakery, Rhona Hoffman Gallery and more.

LEASING
HIGHLIGHTS



click for virtual tour

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**FLOOR
PLANS**



AREA DEMOGRAPHICS

| | 0.25 MILES | 0.50 MILES |
|--------------------------|------------|------------|
| TOTAL POPULATION | 5,787 | 21,464 |
| AVERAGE AGE | 33 | 33 |
| TOTAL HOUSEHOLDS | 2,752 | 10,501 |
| PEOPLE PER HOUSEHOLD | 2.1 | 2.0 |
| AVERAGE HOUSEHOLD INCOME | \$159,725 | \$143,751 |
| AVERAGE HOUSE VALUE | \$549,532 | \$519,466 |

**Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*

WEST TOWN NEIGHBORHOOD DESCRIPTION

The West Town area of Chicago is bordered by Wicker Park, East Village, Noble Square and Ukrainian Village. Originally occupied by Ukrainian immigrants in the early 1900s this neighborhood has long been a stable community and has flourished in the recent years. Tree lined streets; strong housing stock and its proximity to Chicago's downtown have made this neighborhood a favorite choice to Chicago's residents. Online real estate website Redfin.com even named Ukrainian village the hottest neighborhood in the nation in 2016.

The West Town Retail Corridor located on Chicago Avenue is the main retail corridor in the neighborhood. Many retail stores restaurants and service retail businesses operate on Chicago Avenue which contributes to the neighborhoods desirability and charm.

Chicago Avenue is proving itself to be a dining destination with one restaurant Vajra added to the 2021 Michelin Bib Gourmand list and newcomer Porto receiving one Michelin Star.

MARKET OVERVIEW

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