

FOR LEASE

1800 W Chicago Ave.

Chicago, IL 60622

PRESENTED BY:

TIM RASMUSSEN, CCIM

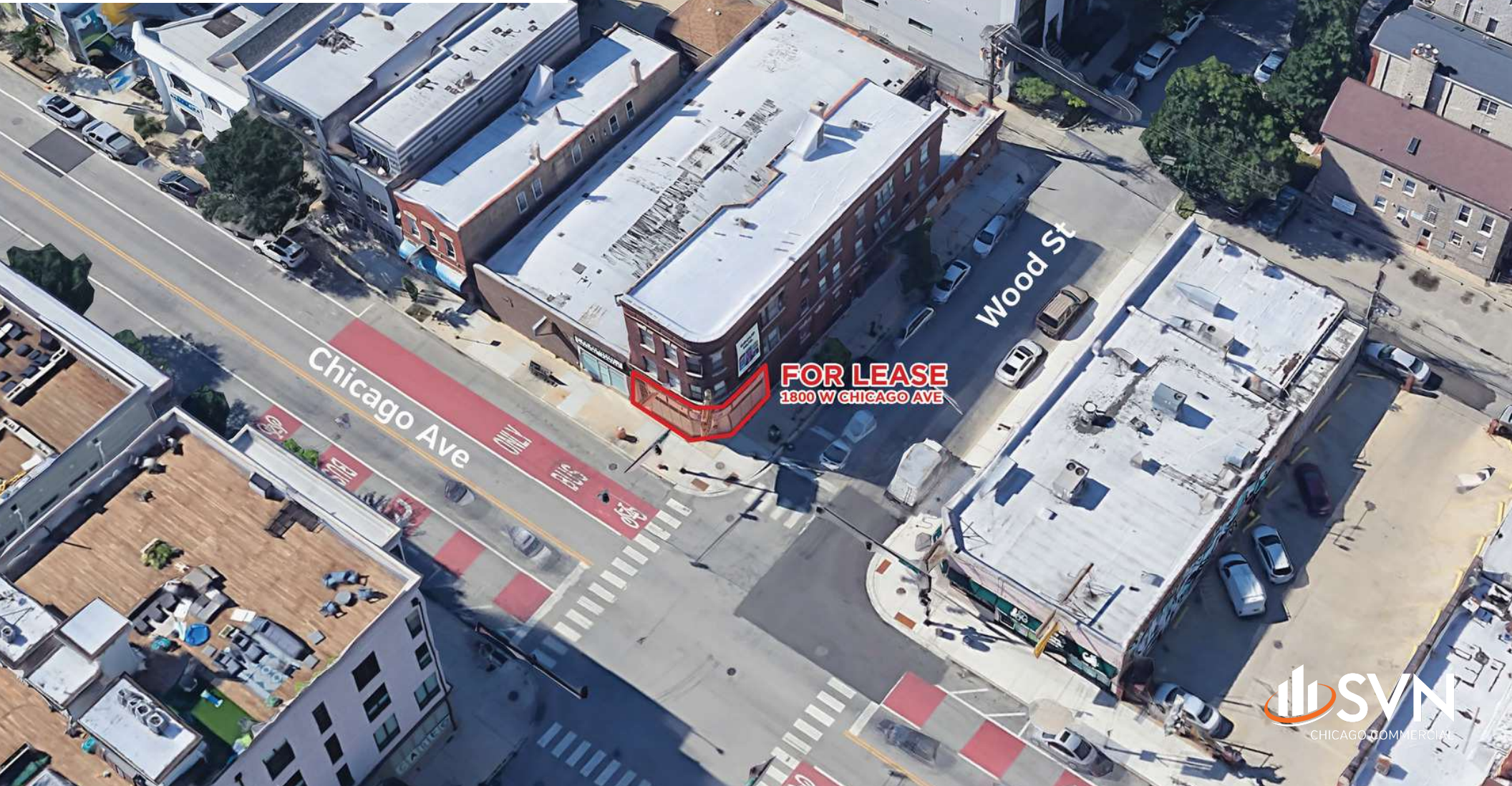
O: 312.676.1875

trasmussen@svn.com

MARCUS SULLIVAN

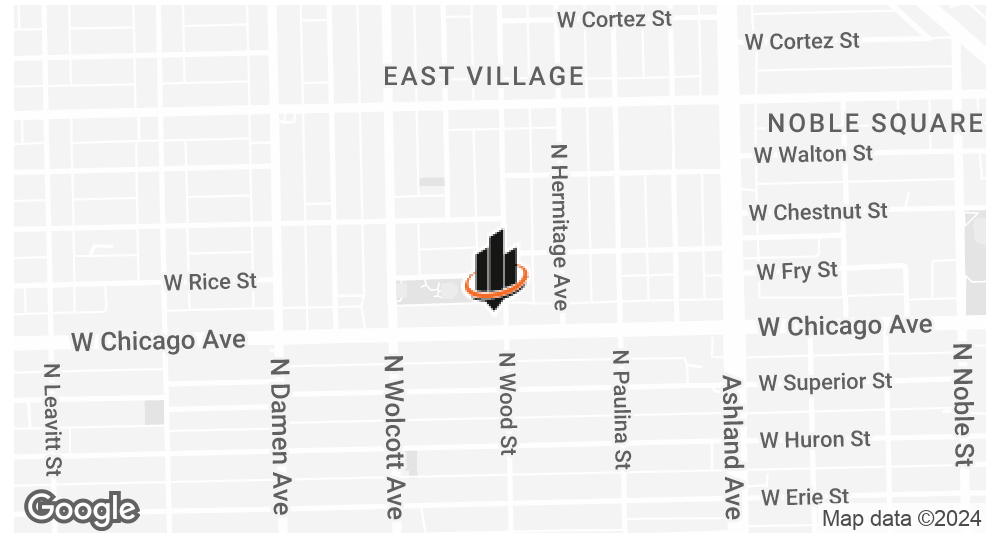
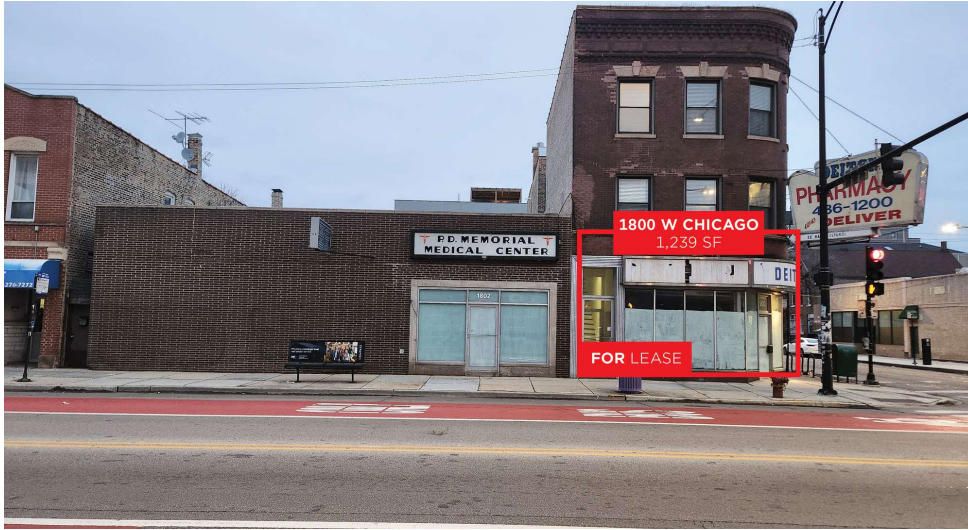
O: 312.756.7357

msullivan@svn.com



FOR LEASE
1800 W CHICAGO AVE

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$45.00 SF/yr (NNN)
AVAILABLE SF:	1,239 SF
WARD/ALDERMAN:	36/Villegas
ZONING:	B2-3
MARKET:	Chicago
SUBMARKET:	East Village

PROPERTY OVERVIEW

Great East Village retail leasing opportunity for those looking to establish a high visibility presence in this booming neighborhood.

PROPERTY HIGHLIGHTS

- Professional management
- Corner location
- A great mix of local, regional, and national retailers

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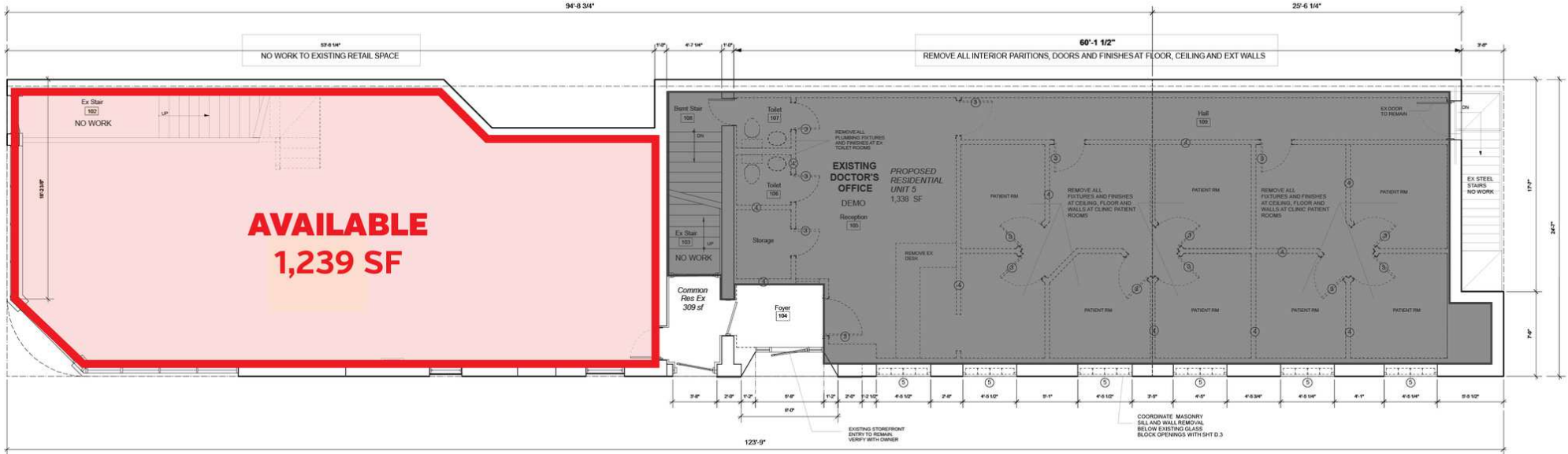
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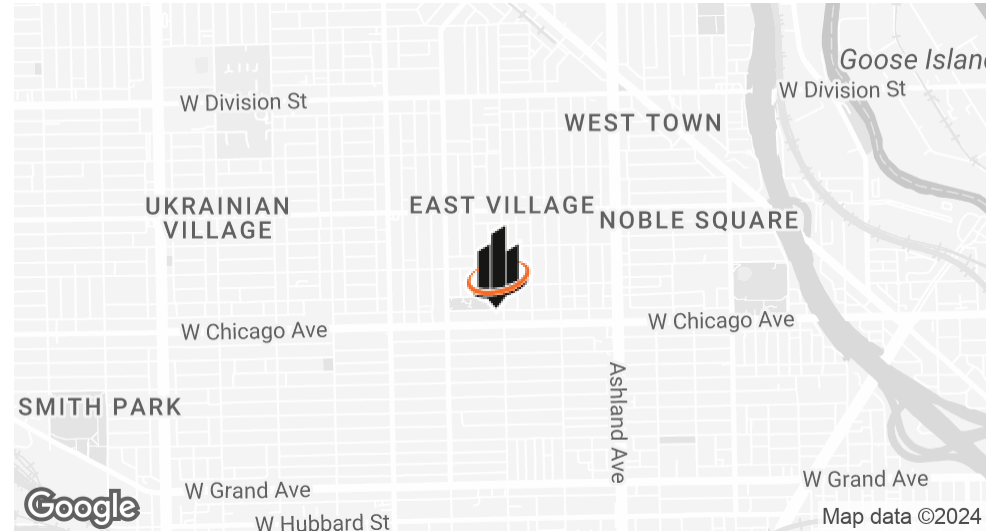
FLOOR PLAN



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LOCATION SUMMARY



DEMOGRAPHICS

0.3 MILES

0.5 MILES

1 MILE

TOTAL HOUSEHOLDS	2,546	9,670	28,500
TOTAL POPULATION	5,337	19,572	57,168
AVERAGE HH INCOME	\$210,276	\$188,641	\$174,329

LOCATION DESCRIPTION

1800 W Chicago Avenue is situated at the northwest corner of Chicago Avenue and Wood Street, anchoring the vibrant East Village neighborhood in Chicago. This area has experienced a remarkable change over the past decade, evolving into a dynamic hub that attracts a diverse array of local, regional, and national retailers. The neighborhood's allure lies in the density and affluence of its residents, reflecting the contemporary lifestyle choices of those who call it home.

Within a half-mile radius of the property, a thriving community of nearly 20,000 residents contributes to the area's lively atmosphere, with an impressive average household income of \$138,000. This demographic richness creates a prime market for businesses and enhances the overall economic vitality of the neighborhood.

The property's strategic location places it approximately two miles west of Chicago's famed Magnificent Mile, a renowned shopping and entertainment district. Conveniently accessible via the CTA's 66 Chicago Avenue bus route, and positioned just $\frac{3}{4}$ mile west of I-90, the property enjoys excellent connectivity to both public transportation and major highways.

As a cornerstone in this evolving urban landscape, 1800 W Chicago Avenue offers a prime business location and a gateway to the diverse and flourishing community that defines the East

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RETAILER MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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