

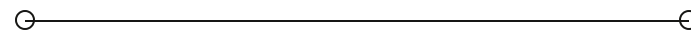


LEASE

1832 W. Walnut Street

1832 W. WALNUT STREET

Chicago, IL 60612



PRESENTED BY:

DANIEL VANCHIERI

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	2,625 SF
LOT SIZE:	2,625 SF

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PROPERTY DESCRIPTION

Rare opportunity to lease secure yard space in the sought-after West Loop area. The site is enclosed by a 12-foot-high solid steel fence, providing excellent security. It features 200-amp electrical service with lighting and outlets available for tenant use (at tenant’s expense). The property is well-suited for heavy equipment storage and operations. An electric vehicle charging station is also included on-site.

PROPERTY HIGHLIGHTS

- ±2,625 SF (25' x 105') of yard space
- Located in Chicago’s desirable West Loop
- 12-foot-high solid steel security fence
- 200-amp electrical service on-site

ADDITIONAL PHOTOS

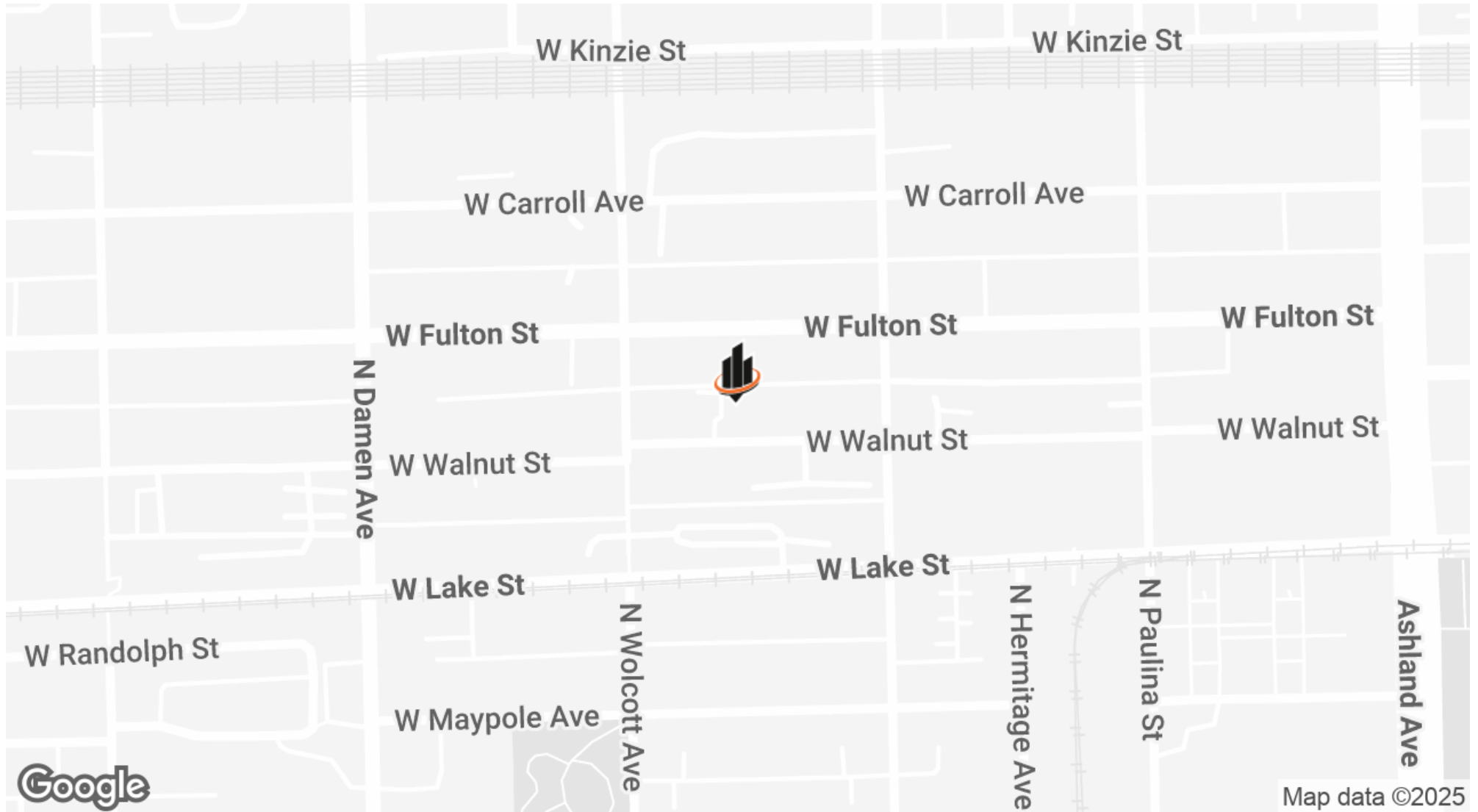


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LOCATION MAP



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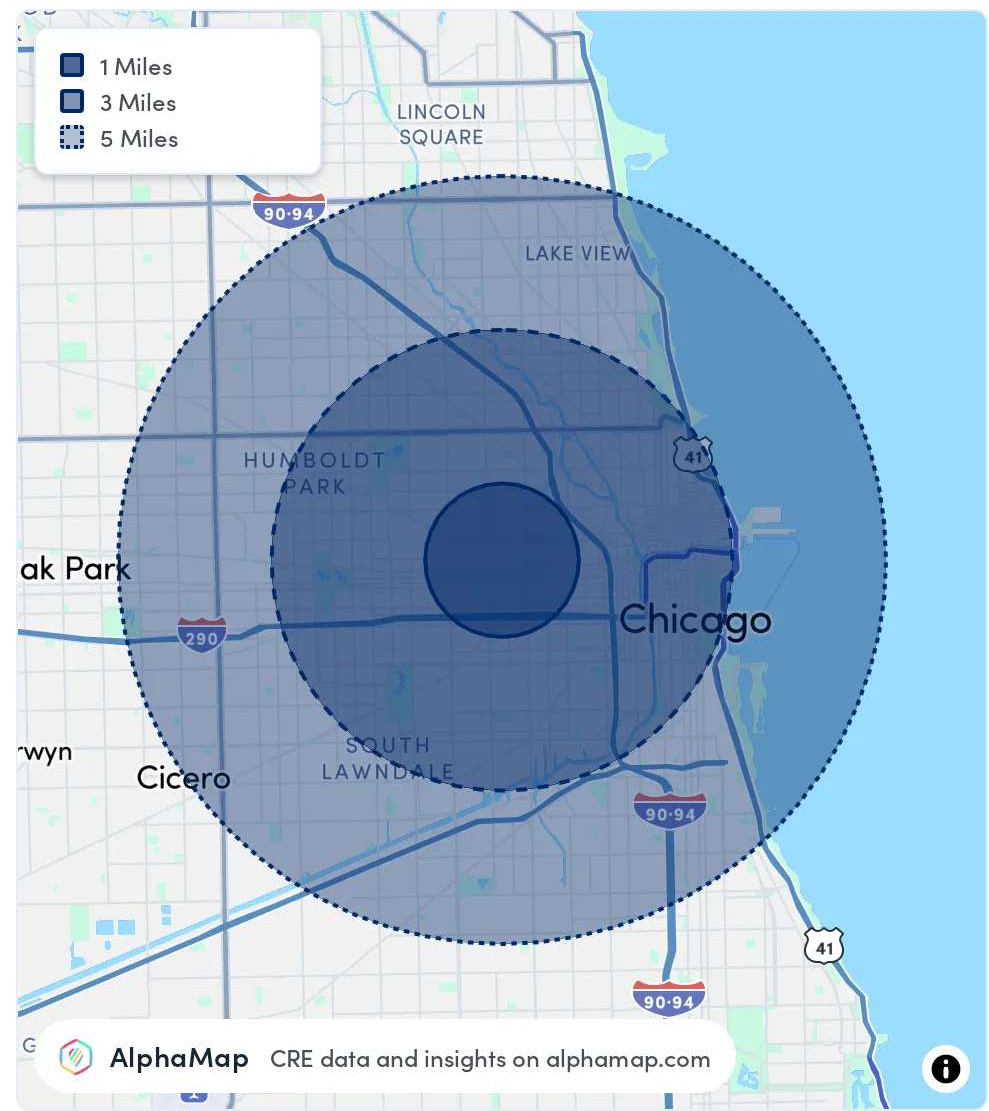
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	42,486	484,133	1,088,302
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	37	37	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	21,256	241,494	495,051
PERSONS PER HH	2	2	2.2
AVERAGE HH INCOME	\$157,642	\$148,936	\$126,786
AVERAGE HOUSE VALUE	\$682,929	\$634,229	\$554,164
PER CAPITA INCOME	\$78,821	\$74,468	\$57,629

Map and demographics data derived from AlphaMap



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