

Lake Park Plaza

1400 East 47th Street Chicago, IL 60653

FOR LEASE

**+/-1,100 - 1,320
SF AVAILABLE**



**AVAILABLE
2/1/26
1,320SF**

**AVAILABLE
TBD:
1,100SF**



Roxanne Gardner
Illinois Designated Managing Broker

(312) 262-1400
deals@psgre.com

Disclaimer

1400 East 47th Street
Chicago, IL 60653

The information contained herein has been obtained from sources deemed reliable; however, Property Solutions Group, LLC and its agents make no representation, warranty, or guarantee as to the accuracy, completeness, or suitability of this information. All information is subject to errors, omissions, change of price, rental, terms, conditions, prior sale, lease, or withdrawal without notice.

Prospective tenants are encouraged to conduct their own independent investigations and due diligence, including verification of zoning, building size, square footage, compliance with applicable codes and ordinances, and the accuracy of any financial or demographic data presented.

This brochure does not constitute an offer or contract, and nothing contained herein shall be construed as legal, financial, or real estate advice. Any representation or agreement shall be made only in a fully executed written lease or purchase agreement approved by all parties.

2025 Property Solutions Group, LLC. All rights reserved. Licensed Real Estate Broker in the State of Illinois.

Owner/Landlord expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to lease Property and/or to terminate discussions with any party at any time with or without notice. Owner/Tenant shall have no legal commitment or obligation to any potential tenant reviewing this

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY AND TENANTS ARE NOT TO BE DISTURBED OR APPROACHED. PLEASE CONSULT A PROPERTY SOLUTIONS GROUP AGENT FOR MORE DETAILS.



Location Summary

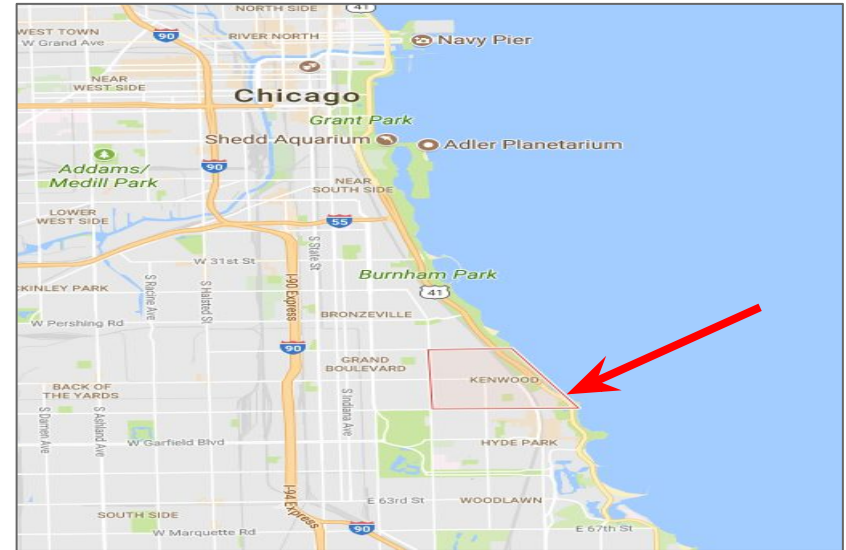
The Kenwood neighborhood borders the prestigious University of Chicago, which brings a lively intellectual atmosphere and hosts numerous events, lectures, and exhibitions throughout the year. Kenwood is a vibrant and historic community known for its rich cultural heritage and diverse population. Living in Kenwood offers a blend of urban convenience, beautiful architecture, and a strong sense of community. Kenwood benefits from its proximity to major thoroughfares and public transit options. Downtown Chicago is easily accessible, allowing residents to enjoy the city's renowned restaurants, theaters, museums, and shopping districts. This neighborhood has been home to notable residents throughout its history, including Barack Obama and Muhammad Ali. These notable residents, among others, have contributed to the neighborhood's prestige and helped shape its identity.



Lake Park Shopping Center

LAKE PARK PLAZA

1400 East 47th Street Chicago, IL



Chicago, the third-largest city in the United States, holds a prominent position in terms of population within both the country and the Midwest region. With a population of over 2.7 million residents, according to the 2020 census, Chicago ranks as the third most populous city in the United States, following New York City and Los Angeles. Its metropolitan area, known as Chicagoland, encompasses several counties and extends into parts of neighboring states, further bolstering its population to over 9.4 million people. Within the Midwest, Chicago stands as the largest city and serves as a significant economic, cultural, and transportation hub for the region. Its population size and influence contribute to its reputation as a major player in the Midwest and solidify its status as an iconic American city.

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.



Demographics



2024 Estimated Demographics

1 Mile Radius from Property
"Demographic Summary Report" CoStar Market Analytics. Retrieved October 28, 2025, from <https://product.costar.com/detail/lookup/1174980/summary>



41,062
Population



\$80,898
Average Income



\$503M
Annual Spending

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

Roxanne Gardner

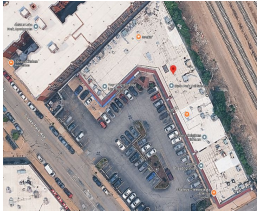
Designated Managing Broker

312) 262-1400 deals@psgre.com

Site Profile



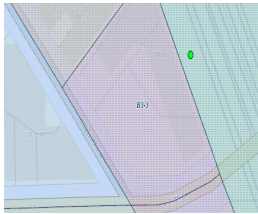
(312) 262-1400
deals@psgre.com



**20,815 SF Retail Center
National Co-Tenants**



**Metra ½ block; Bus stop
adjacent, ½ block and 4
blocks**



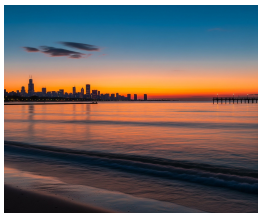
**Zoning: B3-3 Community
Shopping District**

City of Chicago. "Zoning and Land Use Map." Retrieved
October 28, 2025, from
<https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning>



**Bike Score 89
Walk Score 75**

<https://www.walkscore.com/score/1400-e-47th-st-chicago-il-60653#>



**Direct access to Lake
Shore Drive and Metra.**



**Minutes to University of
Chicago, Illinois Institute
of Technology and the
Obama Presidential
Library.**

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

Join Top Brands



Roxanne Gardner

Illinois Designated Managing Broker

312-262-1400



| UNIT | Tenant | GLA |
|------|-------------------------------------------------------------|-------|
| A | Laundromat | 6,000 |
| B | Dunkin Donuts | 2,669 |
| C | Beauty Supply | 2,105 |
| D | Nail Salon | 1,155 |
| E | Taco Pro | 1,377 |
| F1 | Beggars Pizza | 1,771 |
| F2 | Charley's Philly Steaks | 1,283 |
| G | AVAILABLE FEBRUARY, 2026 | 1,320 |
| H | Eyebrow Threading | 880 |
| I | POSSIBLE NOT FIRM Gen2 Restaurant available July 2026 | 1,100 |
| J | JJ Fish & Chicken | 1,155 |

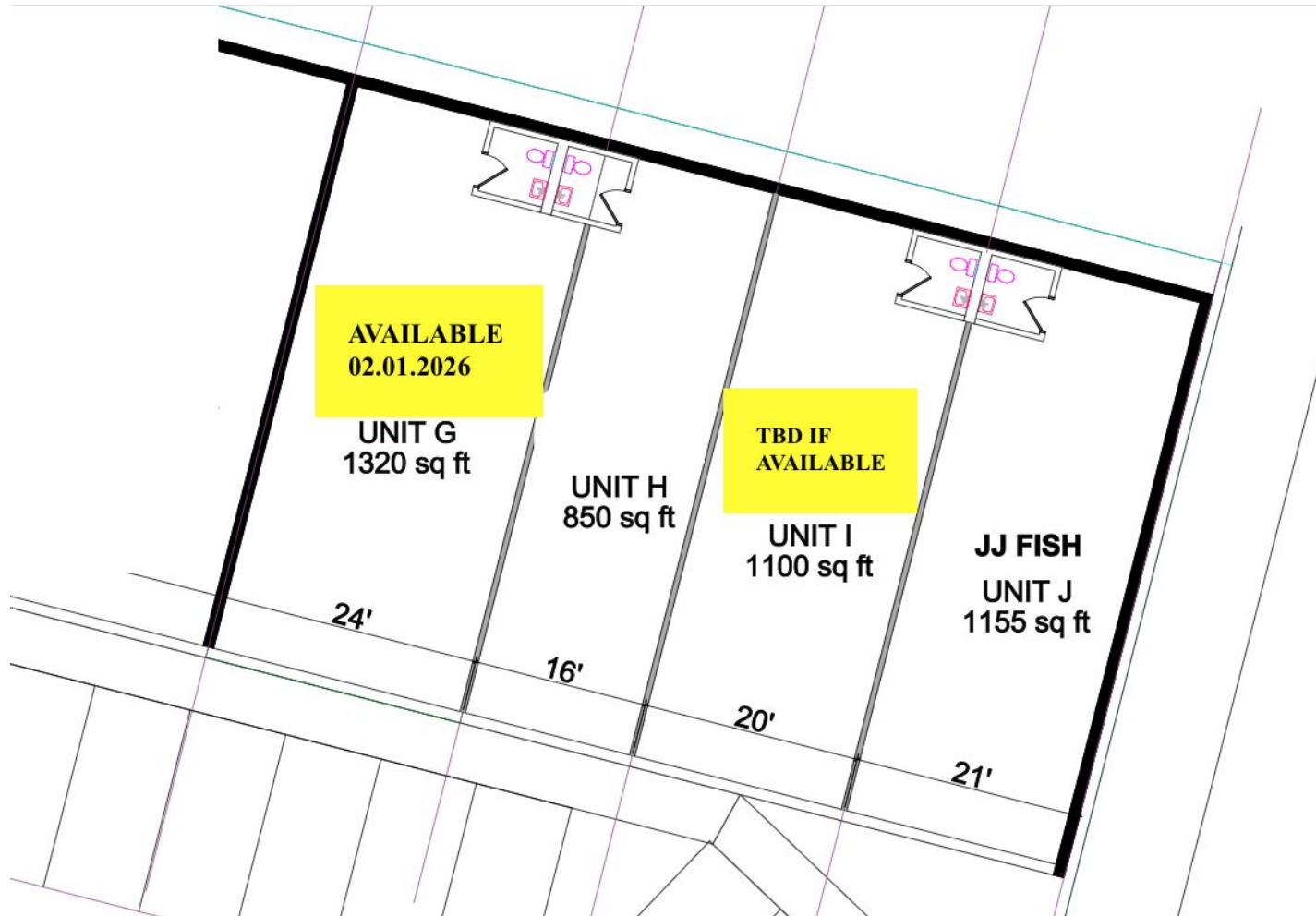
DIMENSIONS



Roxanne Gardner

Illinois Designated Managing Broker

312-262-1400



**Approximate
Space
Dimensions:**

Unit G: 24'x55'

Unit I: 20'x55'

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

Contact Us For More Information



FOR LEASE

1400 East 47th Street, Chicago, IL
+/-1,100 - 1,320 SF AVAILABLE



(312) 262-1400
deals@psgre.com

Roxanne Gardner
IL Designated Managing Broker