

# 3400 W EVERGREEN - 2ND GEN. RESTAURANT SPACE - 2,000 SF

3400 W EVERGREEN AVE, CHICAGO, IL

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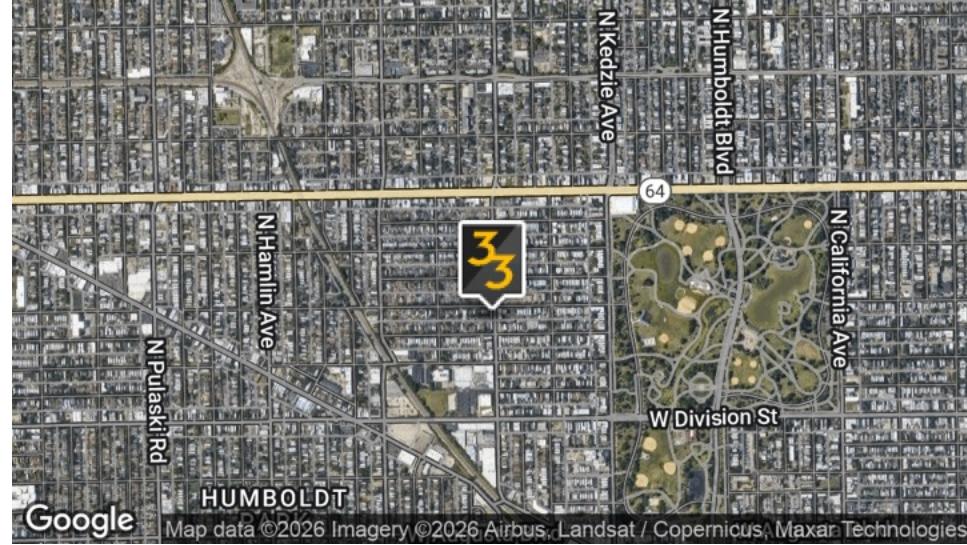
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## OFFERING SUMMARY

Lease Rate:	\$3,250.00 per month (MG)
First Level Available SF:	1,000 SF
Lower Level Available SF:	1,000 SF
Second Level Available SF:	1,000 SF
Year Built:	1908
Zoning:	B1-1
Market:	Chicago
Submarket:	Humboldt Park

## PROPERTY OVERVIEW

33 Realty is pleased to present for lease 3400 W Evergreen / 1340 N. Homan, a 2,000 SF second-generation restaurant space.

The space includes a 1,000 SF lower level space with new concrete flooring, fire code drywall, walk-in freezer and walk-in cooler, double pizza oven, prep areas, triple-bowl sink, and storage.

The 1,000 SF first floor has a hood, range, triple-bowl sink, fire-related components, in addition to other items (see photos).

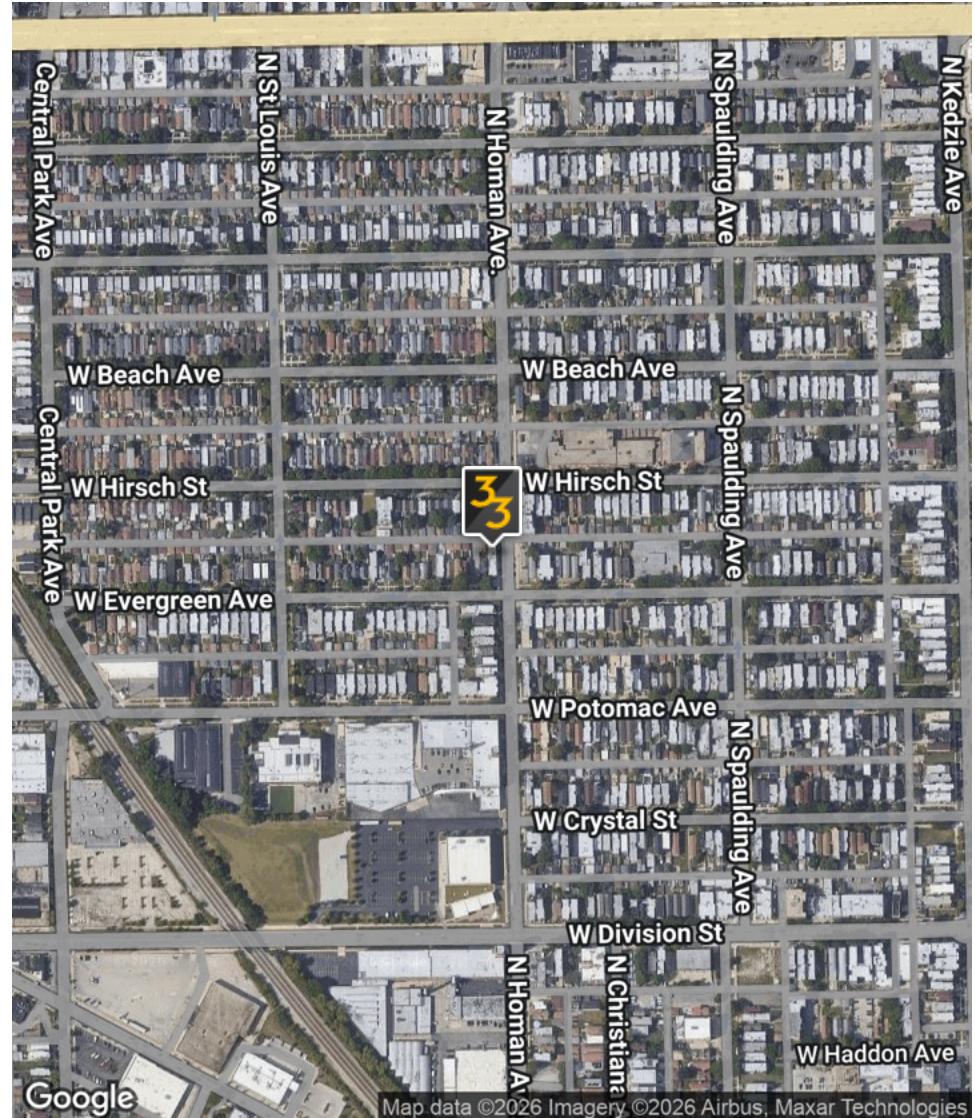
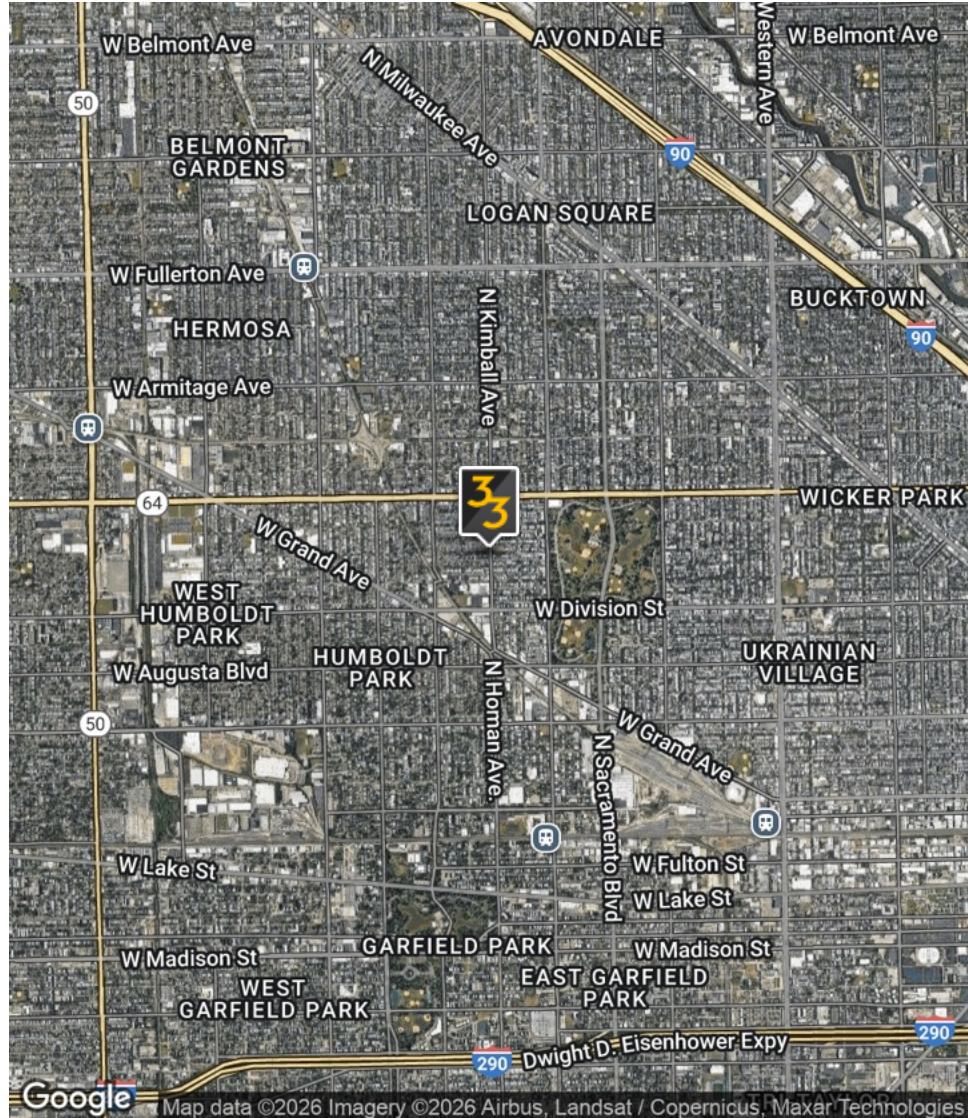
The property is available for \$3250/month modified gross with the operator responsible for electric, gas, monthly rent, trash, and water/sewer (TBD).

There is an additional ~1,000 SF second floor office / additional restaurant seating available for \$1200/month.

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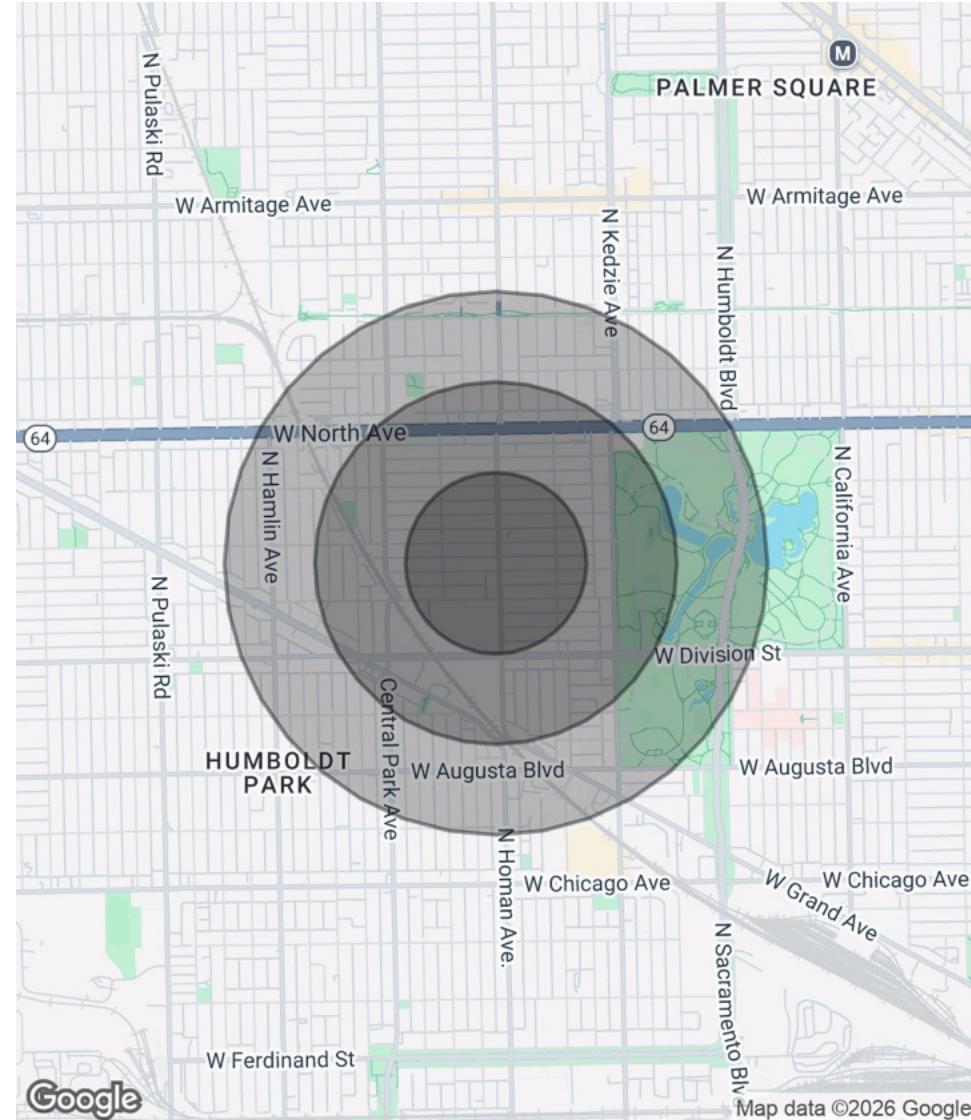
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POPULATION	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	2,883	8,485	18,088
Average Age	38	37	37
Average Age (Male)	38	37	36
Average Age (Female)	39	38	37
HOUSEHOLDS & INCOME	0.2 MILES	0.4 MILES	0.6 MILES
Total Households	1,057	3,156	6,585
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$99,266	\$91,056	\$86,464
Average House Value	\$497,242	\$445,231	\$409,463

*Demographics data derived from AlphaMap*



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## First Level Commercial



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**GENE HART**

Broker

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IL #475.149185

## PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

## EDUCATION

DePaul University '11 - Real Estate Program

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