

15^{west}
Chicago
02



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2nd Generation Retail Space Available on Chicago Avenue *For Lease*



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Photos

Asking Rent	\$34/SF MG
Space Available	1,892 SF
Frontage	+40' (Chicago)
Electrical Service	225A
Zoning	C1-3
Date Available	Now
Condition	2 nd Generation Office
Sub-Market	West Town
Aldermanic Ward	01/La Spata



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- 1,892 SF 2nd generation former therapy office available along West Town's Chicago Avenue.
- Existing buildout consists of Five (5) private offices, conference room, reception/waiting room, kitchenette and an ADA bathroom with shower.
- Over 40' of Chicago Avenue frontage with Two storefront doors.
- Excellent retail co-tenancy in the immediate area, including Brasero, Roots Handmade Pizza, Mariano's, Lao Peng You, Altar Cafe, Nettare, Arami, Beatnik, Sprout Home, West Town Bakery, and more.



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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 recent years. Tree-lined streets, strong housing stock and its proximity to Chicago's downtown have made this neighborhood a favorite choice among 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 neighborhood's 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.

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