



**FOR LEASE**  
**MCKINLEY PARK**  
**RETAIL / RESTAURANT**  
1734 W 35th Street  
Chicago, IL 60609



**HIGHLIGHTS**

<b>Property Type:</b>	<b>Retail / Restaurant</b>
<b>Lease Type:</b>	<b>Modified Gross</b>
<b>Size:</b>	<b>800 Sq Ft</b>
<b>Zoning:</b>	<b>B2-3</b>
<b>Alderman:</b>	<b>Cardenas</b>

## **SNAPSHOT**



- 800 Sq Ft restaurant space at corner of 35th & Hermitage (former Nicky's Carry Outs) in up-and-coming McKinley Park
- Includes existing gas / water connections, hand sink, mop sink (in utility closet) & 1 bathroom (in basement), A/C, new black iron w/ related ductwork to roof, 10-foot hood w/ fire suppression system & 3-compartment sink w/ grease trap
- Dishwasher plumbing capacity is available, but dishwasher is not included in space
- Outdoor seating options include sidewalk and/or rear patio
- Property featured in Chicago Bears' 2018 ad campaign with an original mural installation by a renowned local street artist

## **TRANSIT**



Located on CTA #35  
35th Street Bus Route



1 block to CTA  
#62 Archer Bus Route



0.3 miles to CTA #9  
Ashland Bus Route

## DEMOGRAPHICS



**Population**

1 Mile 22,228



**Households**

1 Mile 7,369



**Avg Household  
Income**

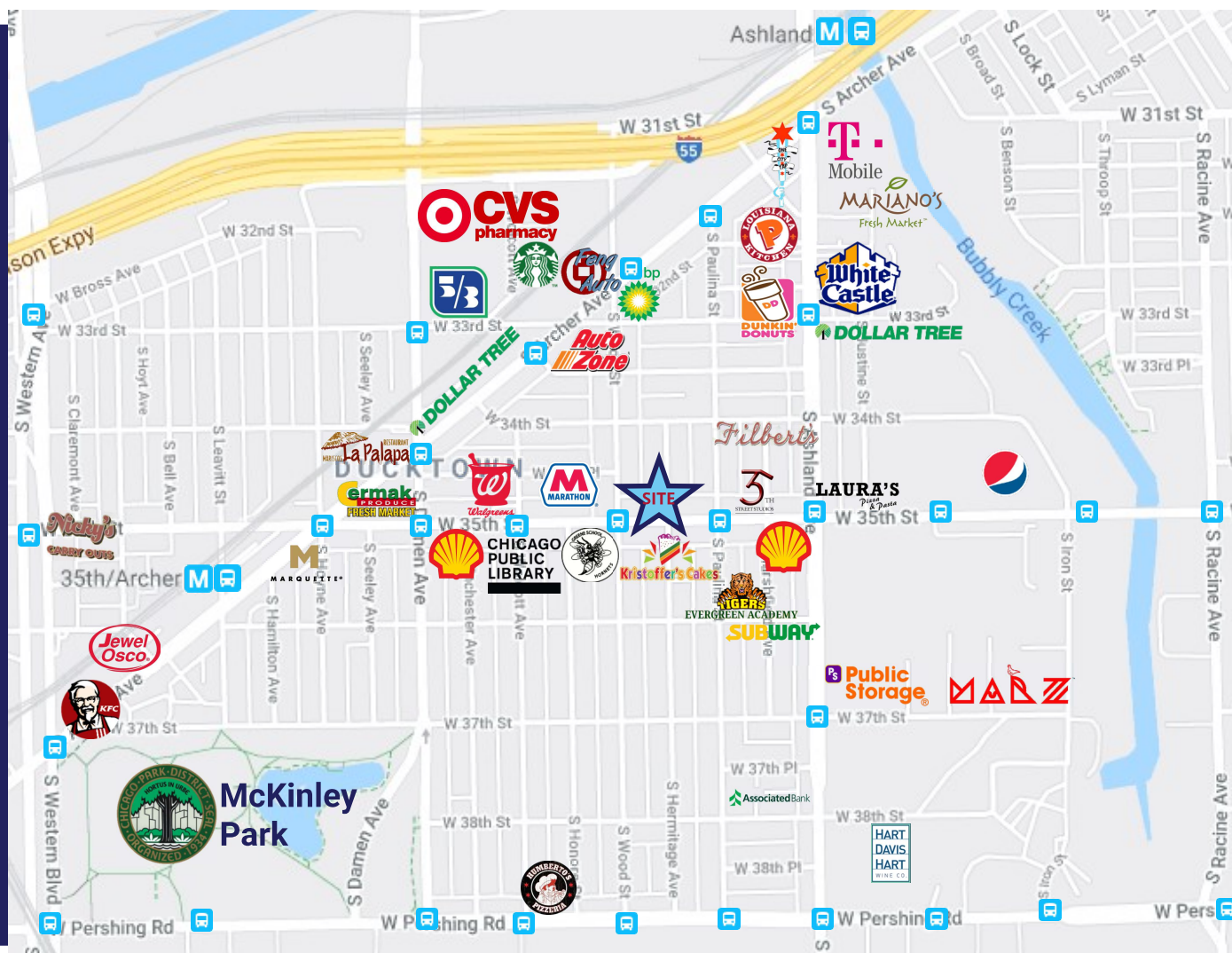
1 Mile \$59,067



**Consumer Spending  
(000s)**

1 Mile \$154,552

## AREA MAP



## TRAFFIC COUNT

W 35th Street

8,850