



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



HIGHLIGHTS

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

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

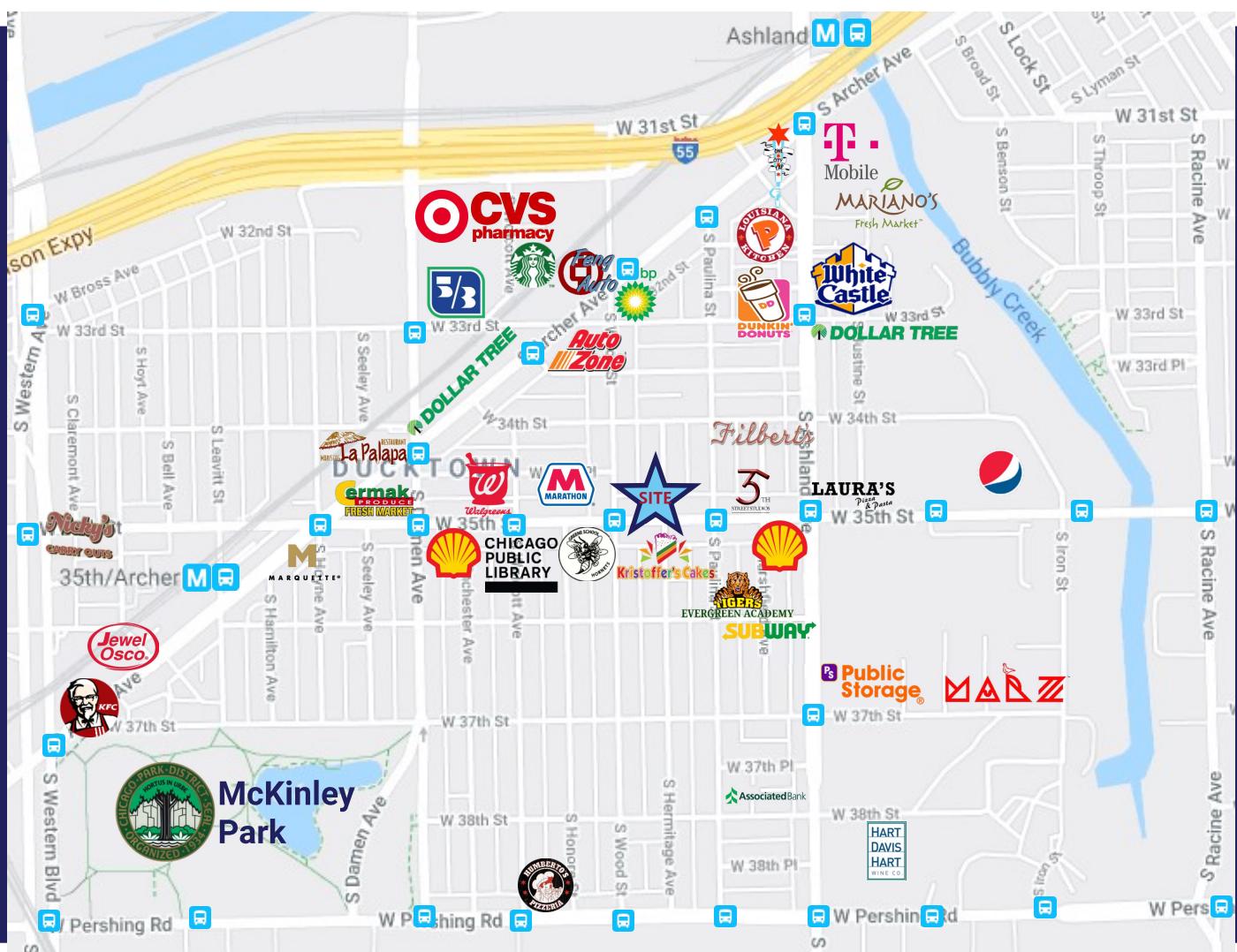
1 Mile \$59,067



Consumer Spending (000s)

1 Mile \$154,552

AREA MAP



TRAFFIC COUNT

W 35th Street

8,850