

FOR SALE / LEASE

Ground Floor Commercial Condo

291 N UNION AVENUE

Chicago, IL 60661

PRESENTED BY:

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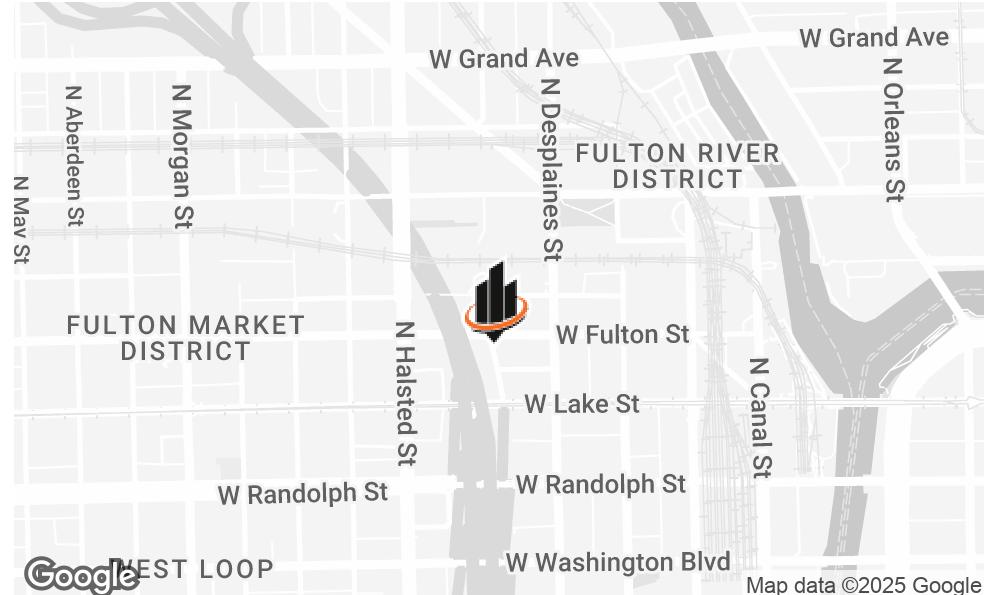
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$205,000
LEASE RATE:	\$46 PSF/YEAR
AVAILABLE SF:	623
SPACE TYPE:	Retail/Office Commercial Condo
YEAR BUILT:	2009
SUBMARKET:	Fulton River District
ZONING:	DX-7

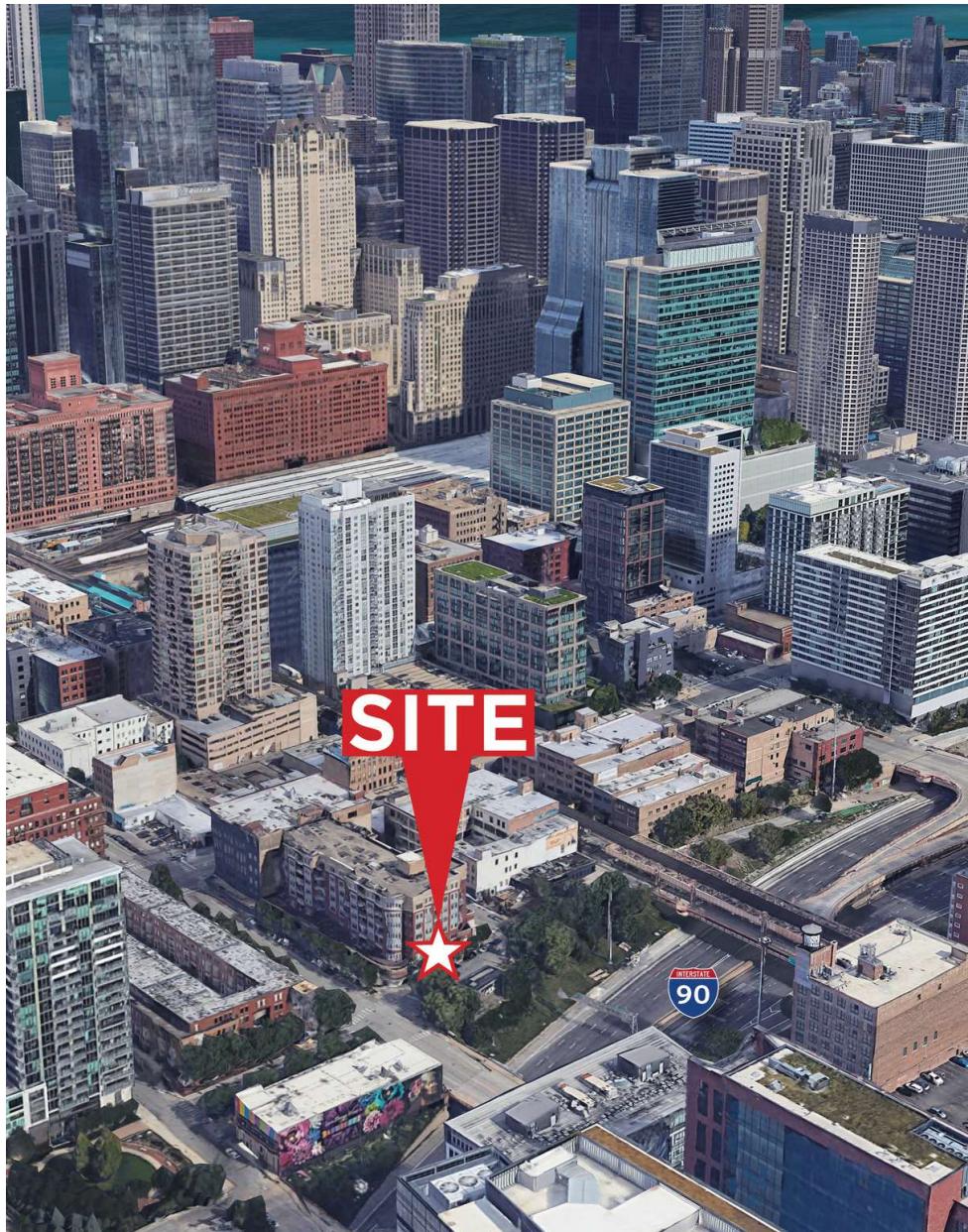
PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present 291 N Union Ave for sale or lease. The recently updated 623 SF retail/office storefront offers an open layout suitable for a range of small concepts. The space has 14' high ceilings, brand-new tile floors and repainted walls. Additionally, the space has a large bathroom and is move-in ready. Conveniently located in the Fulton River District, this space benefits from a dynamic local community and easy accessibility. Located steps away from the Clinton Blue Line stop as well as near Interstate 90/94 and downtown Metra Stations, this storefront is accessible via multiple modes of transportation.

LOCATION OVERVIEW

The Fulton River District in Chicago is a vibrant and evolving neighborhood nestled along the Chicago River. The neighborhood's convenient location, with easy access to public transportation and proximity to downtown Chicago, makes it an attractive destination for both living and exploring. Throughout the area, parks and green spaces provide relief from the urban landscape. Fulton River District's eclectic blend of history, innovation, and urban charm continues to draw people seeking a dynamic and diverse urban experience.

AERIAL PHOTO AND HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Approximately 623 SF ground floor space
- DX-7 zoning allows for most types of uses
- 14" high ceilings
- Ideal for an owner-user
- Recently updated with modern finishes
- Located in the base of a 75-unit condo building
- Steps away from Clinton Blue Line
- Near Interstate 90/94 and Metra Stations
- Conveniently located in the Fulton River District

INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,923	20,113	73,503
AVERAGE AGE	36	35	36
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	36	35	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,375	12,588	43,688
# OF PERSONS PER HH	1.6	1.6	1.7
AVERAGE HH INCOME	\$203,902	\$195,225	\$191,821
AVERAGE HOUSE VALUE	\$604,737	\$648,731	\$631,207

Demographics data derived from AlphaMap

