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한식 **반포정**  
KOREAN RESTAURANT

# FOSTER STRIP CENTER

3452 W FOSTER AVE, CHICAGO, IL 60625

RETAIL PROPERTY **FOR LEASE**

**MIKUS KINS**

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60657

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## OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (Gross)
NNN (Est.)	N/A
Building Size:	8,860 SF
VPD	18,000 (Foster Ave.)
Available SF:	1,840 SF
Lot Size:	17,500 SF
Number of Units:	5
Year Built:	1974
Renovated:	2023
Zoning:	B1-2
Market:	North Park

## PROPERTY OVERVIEW

Neighborhood Strip Center retail space available for lease for the first time in decades. This 1,840 square foot unit located in the booming North Park neighborhood of Chicago. Unit was recently gutted and LL will provide tenant improvement allowance and/or longer abatement to assist with buildout. Seeking minimum 5 year lease. The plaza is perfectly located in-between North Park University (3,200 students) and Northeastern Illinois University (5,220 students), Plaza was recently upgraded with brand new asphalt parking lot (2022) and brand-new roof and façade (2023). The unit's neighboring businesses include Sheeba Halal Restaurant, an Asian Grocery Store, a Korean Restaurant, and a Hookah Lounge. Shared parking lot and large marquee sign along foster included with the unit. This is a Gross Lease. Tenant only pays base rent and utilities.

## PROPERTY HIGHLIGHTS

- Rarely Available Retail Unit
- Located in Booming North Park Neighborhood
- Surrounded by Universities and Schools
- TI Available

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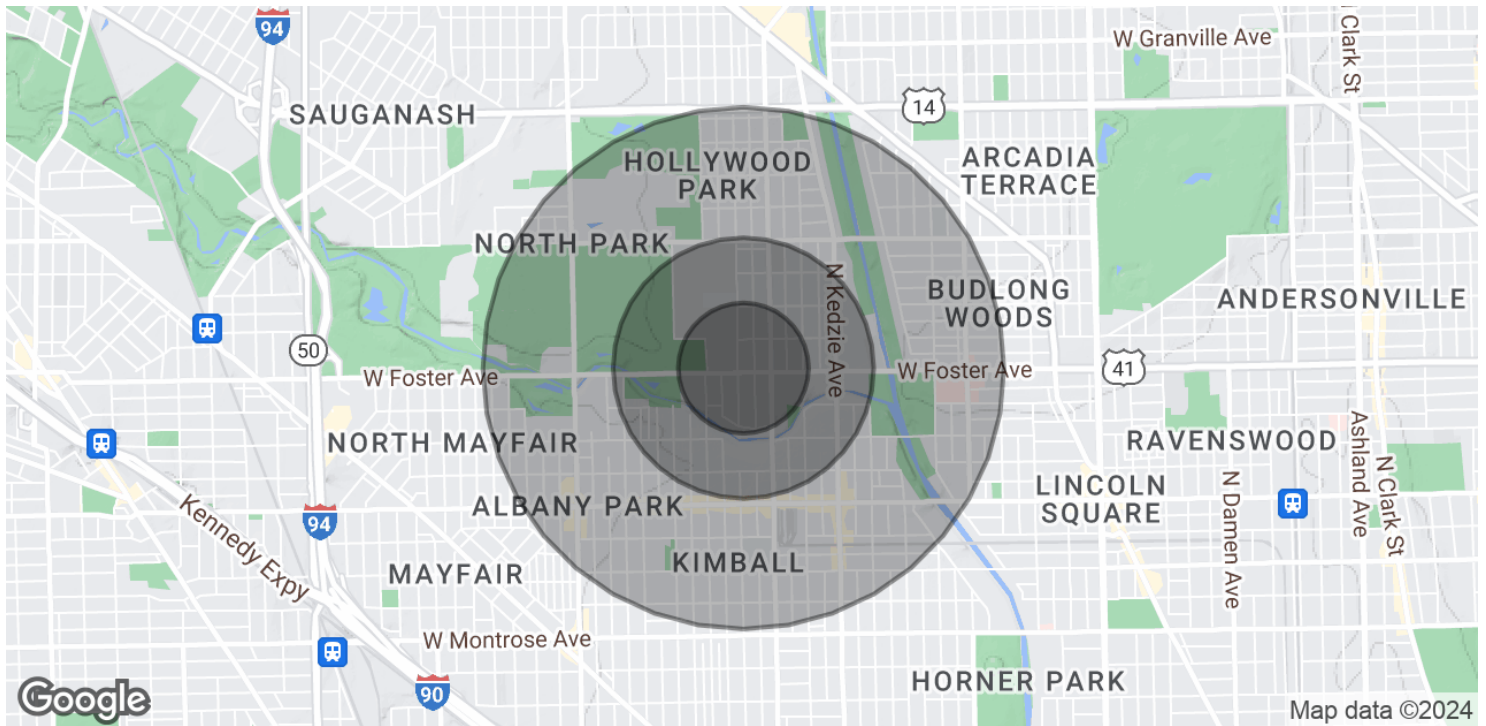
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,548	14,099	55,876
Average Age	34.6	34.1	35.9
Average Age (Male)	33.6	34.1	35.3
Average Age (Female)	35.3	34.5	36.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	1,039	5,071	21,276
# of Persons per HH	2.5	2.8	2.6
Average HH Income	\$79,095	\$75,717	\$79,237
Average House Value	\$352,352	\$295,330	\$332,863

\* Demographic data derived from 2020 ACS - US Census

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