



STREET-LEVEL RETAIL / OFFICE CONDO - WEST TOWN

PROPERTY INFORMATION

- Retail / Office Condo For Sale or Lease on Chicago Ave
- 1,892 SF
- Over 40' of frontage with two storefront entrances
- Existing buildout includes 5 private offices, conference room, reception area
- Kitchenette + ADA restroom with shower
- Ideal for retail, medical, or office users
- Strong visibility & signage along Chicago Ave
- High pedestrian & vehicle traffic corridor
- Located in dense West Town / Noble Square neighborhood
- Surrounded by strong local and national retailers
- Nearby tenants include: Brasero, Roots Handmade Pizza, Mariano's & more
- Mixed-use building (built ~2013)
- Zoning: C1-3
- 200 Amp electrical service
- Central HVAC (individually controlled)
- Estimated CAM: ~\$1.51/SF
- Estimated Taxes: ~\$13.10/SF
- Strong owner-user or investment opportunity

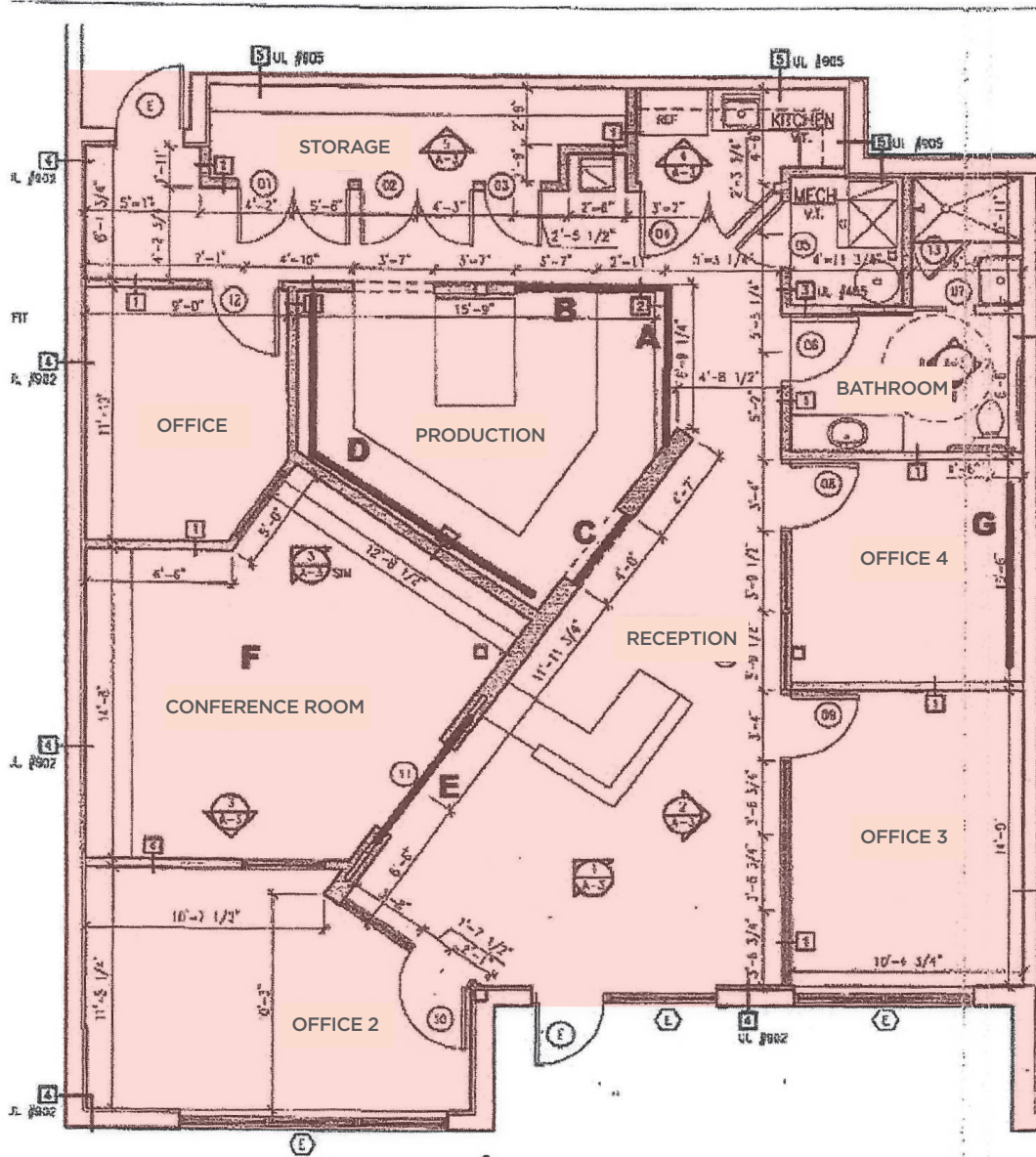
DAKOTA NILSON

312.838.8873

dakotanilson@atproperties.com

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COMMERCIAL







West Town

Comprised of several distinct Chicago neighborhoods northwest of the Loop, West Town is a thriving community that has experienced extensive development over the last decade.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

56,013

3 MILE

565,568

5 MILE

1,151,762

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$208,133

3 MILE

\$193,815

5 MILE

\$161,106