

3705 W. 26th St. Chicago, IL 60623
Corner Store Front (26th St. & Lawndale Ave.)



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2,500 SQFT Corner Storefront / Office in Chicago (Little Village)



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Listing Added: 02/06/2020

Listing Updated: 05/01/2020

Building Details

Property Type	Retail, Office	Subtype	Storefront, Professional, Creative Office, Medical, Restaurant, Traditional
Tenancy	Single	Total Building SQFT	2,500

Vacant SQFT	2,500	Class	A
Year Built	1943	Year Renovated	2016
Stories	2	Ceiling Height	12 Feet
Taxes (cost per SQFT)	\$4.85	Power	400 Amp
Cross Street	26th St. & Lawndale Ave.	Zoning	B3-2 (Community Shopping District)
County	Cook County	Submarket	Little Village
Submarket Cluster	South Lawndale		

Building Description

CONTACT:

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"In the heart of Chicago's Mexican-American community, the shops along 26th Street ring up \$900 million in sales annually, now second only to Chicago's Michigan Avenue." - Chicago CBS News

2,500 SQFT Corner Location in Chicago's Little Village (26th Street)

Corner Retail Space located in the center of Chicago's Little Village Neighborhood. This space is 2,500 sqft, which can accommodate a number of businesses, professional offices, and retail stores that are looking to open or expand to Chicago's Little Village community on 26th St.

Una localización disponible para renta en la calle 26.

This space is located in a high revenue producing street in the center of Little Village in Chicago, IL. It is surrounded by 3 Elementary Schools that make up for the majority of the car and walking traffic during weekday afternoons as well as contribute to the heavy walking traffic during the weekends. It's a prime location for any business looking to operate in a very active and vibrant community.

Un lugar disponible para renta en el centro de La Villita.

Permitted Uses under B3 Zoning:

Retail, Grocery Store, Supermarket, Deli, Convenience Store, Variety Store, Outlet Store, Bakery, Department Store, Butcher Shop, Book Store, Restaurant, Office, Hospital, Clinic, Nursery Center, Financial Services, Bank, Law Office, Postal Service, Religious Assembly, Jewelry Store, Florist Shop, Bridal Shop, Novelty Store, Thrift Shop, Shoe Store, Toy Shop, Travel Agency, Dry Cleaning, Laundry Service, Hardware Store, Repair Service, Drug Store, Animal Services, Boutique, Eating and Drinking Establishments, Pharmacy, Medical Services, Day Care, Tax Office, Sports and Recreation Shop, Small Venue Events, Artisan Manufacturing, Live/Work space above ground, Cell Phone Store, Cafe, Card Shop, Meeting Hall, Equipment Sales, Furniture Store, Pet Shop, Employment Agency, Catering and Shared Kitchen, Arcade, Dance Studio, Gym, Bank, Currency Exchange.

Special Uses Permitted under B3 Zoning:

Liquor Store, Liquor Sales, Tavern, Bar, Animal Shelter, Art Services, Massage Parlor, Payday Loan Store, Pawn Shop, Day Labor Agency, Fortune Telling, Lodge or Private Club, Smoke Shop, Barber Shop, Beauty Salon, Barber School, Cosmetology School.

Eligible for the Chicago Neighborhood Opportunity Fund (NOF):

This property is currently located within an Eligible Commercial Corridor and on a Priority Investment Corridor which will receive extra weight to acquire grants up to \$250,000 or more to build out and open your business within this property under the Chicago Neighborhood Opportunity Fund (NOF).

Building Highlights

- 2,500 SQFT / 2,500 Pies Cuadrados
- Active Walking and Street Traffic / Tráfico de la Calle Muy Activo
- 10 Foot High Windows / Tiene Ventanas 10 Pies de Alto
- In the Center of 26th Street Chicago / En el Centro de la Calle 26
- In Little Village / En La Villita
- 12 Foot High Ceiling / Con Techo 12 Pies de Alto
- Located in a Chicago Opportunity Zone.

Website Links:

CBS Chicago - Little Village Retail Strip Is Second Highest Grossing In City
<http://chicago.cbslocal.com/2015/10/14/little-village-retail-strip-is-second-highest-grossing-in-city/>

Chicago Neighborhood Opportunity Fund (NOF) - WEBSITE
www.neighborhoodopportunityfund.com

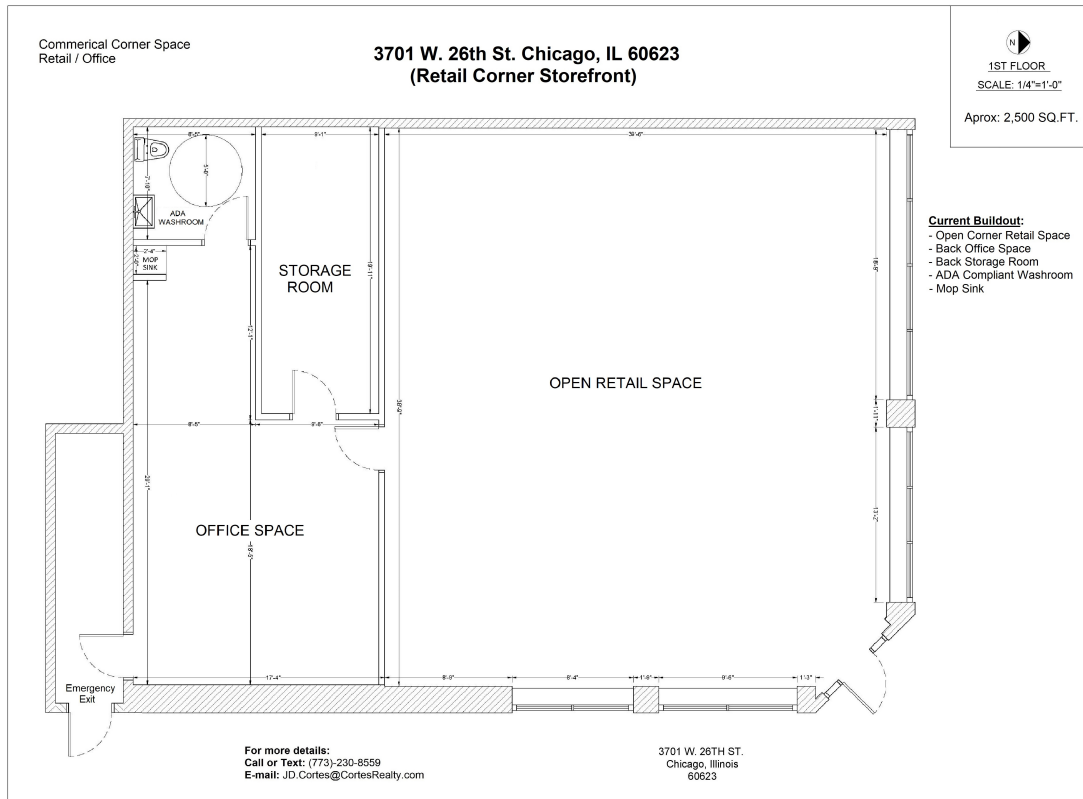
Building Location (1 Location)



Details

Lease Type	NNN	Use	Retail, Office
Size	2500 Sq Ft	Lease term	Negotiable
USF	2,500 Sq Ft	Parking	

Floorplan



Building Photos (9 photos)

