

# FOR SALE & LEASE | RETAIL

## JAMESON.

### 224 E 103RD ST



#### PROPERTY DESCRIPTION

2nd Generation Restaurant with Drive-Thru Available in Roseland Neighborhood of Chicago. Hood ventilation and Walk-In Cooler Infrastructure in Place. Includes Parking Lot For 24 Vehicles. Pylon Sign Provides Great Exposure With 133' of Frontage Along 103rd Street With Over 10,150 VPD and Significant Pedestrian Traffic. Easy Access to and from I-94 & I-57 and Public Transportation via Metra Rosemoor Station and CTA #103 Bus Route. Area Retailers Include Church's Chicken, Dollar Tree, Subway, Chase Bank, Family Dollar, White Castle, Walgreens & Autozone. PROPERTY TO BE SOLD IN "AS-IS" CONDITION.

#### PROPERTY HIGHLIGHTS

- - 2nd Gen Restaurant w/Drive-Thru
- - Hood Ventilation & Walk-in Cooler & Freezer
- - Parking Lot for 24 vehicles
- - Pylon Sign
- - Ready for new restaurant concept
- TIA & Rent Abatement Available for Qualified Tenants

#### OFFERING SUMMARY

Sale Price:	\$499,000
Lease Rate:	\$27.00 SF/yr (NNN)
2023 R.E. Taxes:	\$26,571.60
Building Size:	2,250 SF
Lot Size:	15,750 SF
Zoning:	B3-1

#### AREA & TRANSPORTATION HIGHLIGHTS

- 103rd Street Traffic Count 10,150 Vehicles Per Day
- Michigan Avenue Traffic Count 7,900 Vehicles Per Day
- 2 Minute Drive to Interstate 94
- 7 Minute Drive to Interstate 57
- 103rd St & Indiana Divvy Bike Station
- #103 103rd Street CTA Bus

**ENRIQUE GUADALUPE**

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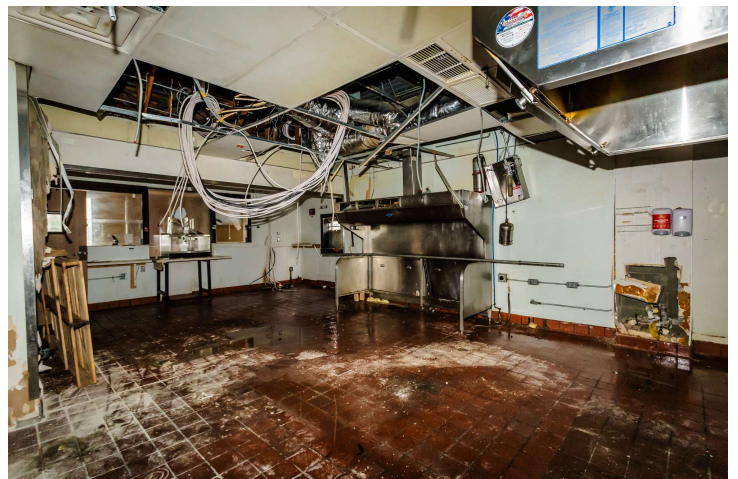
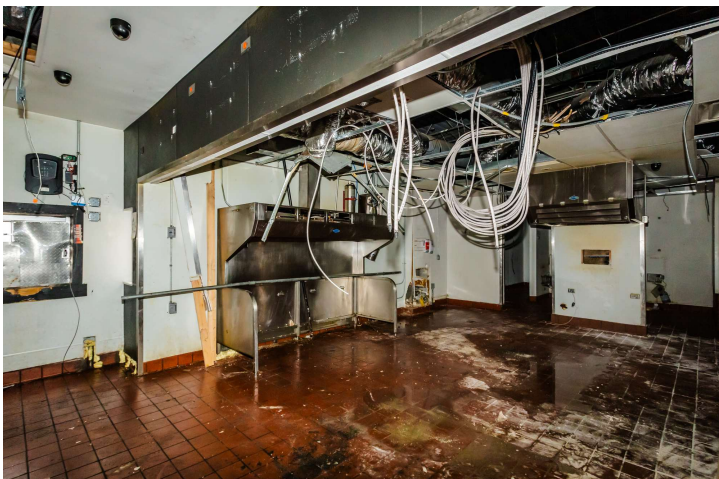




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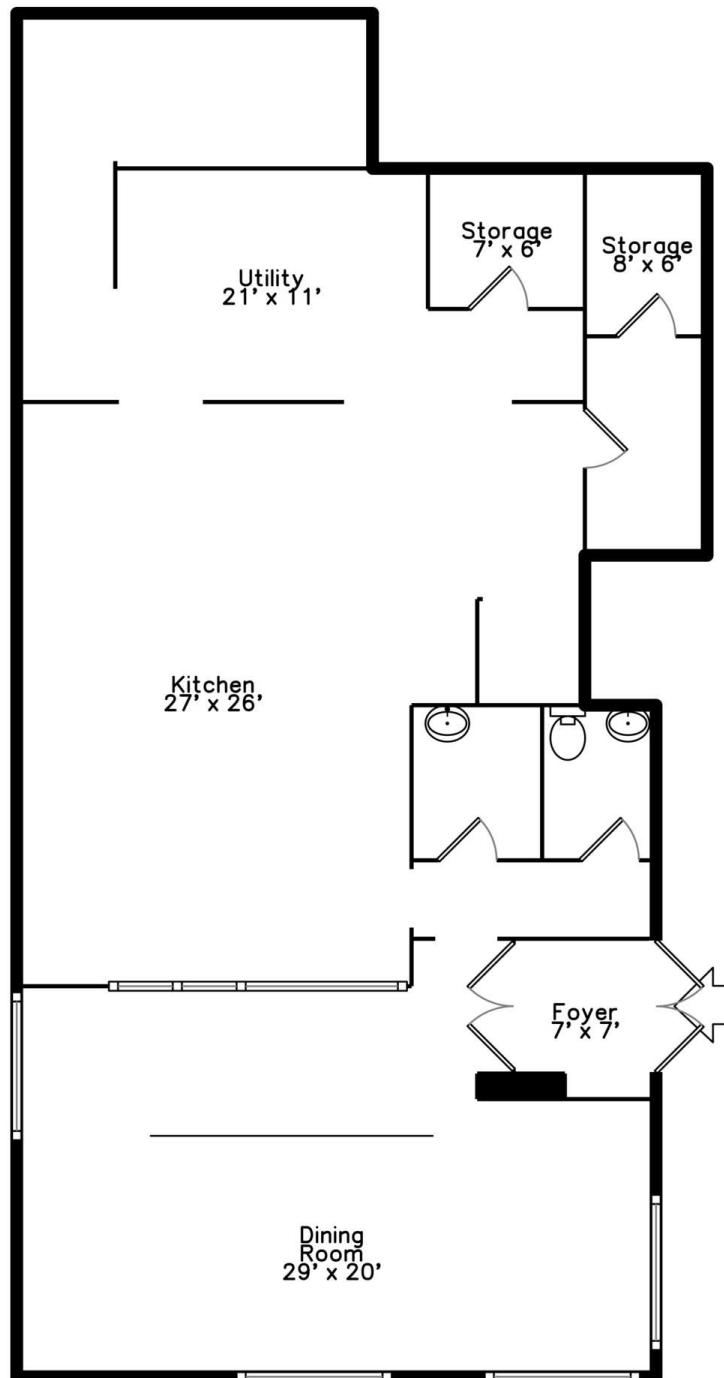
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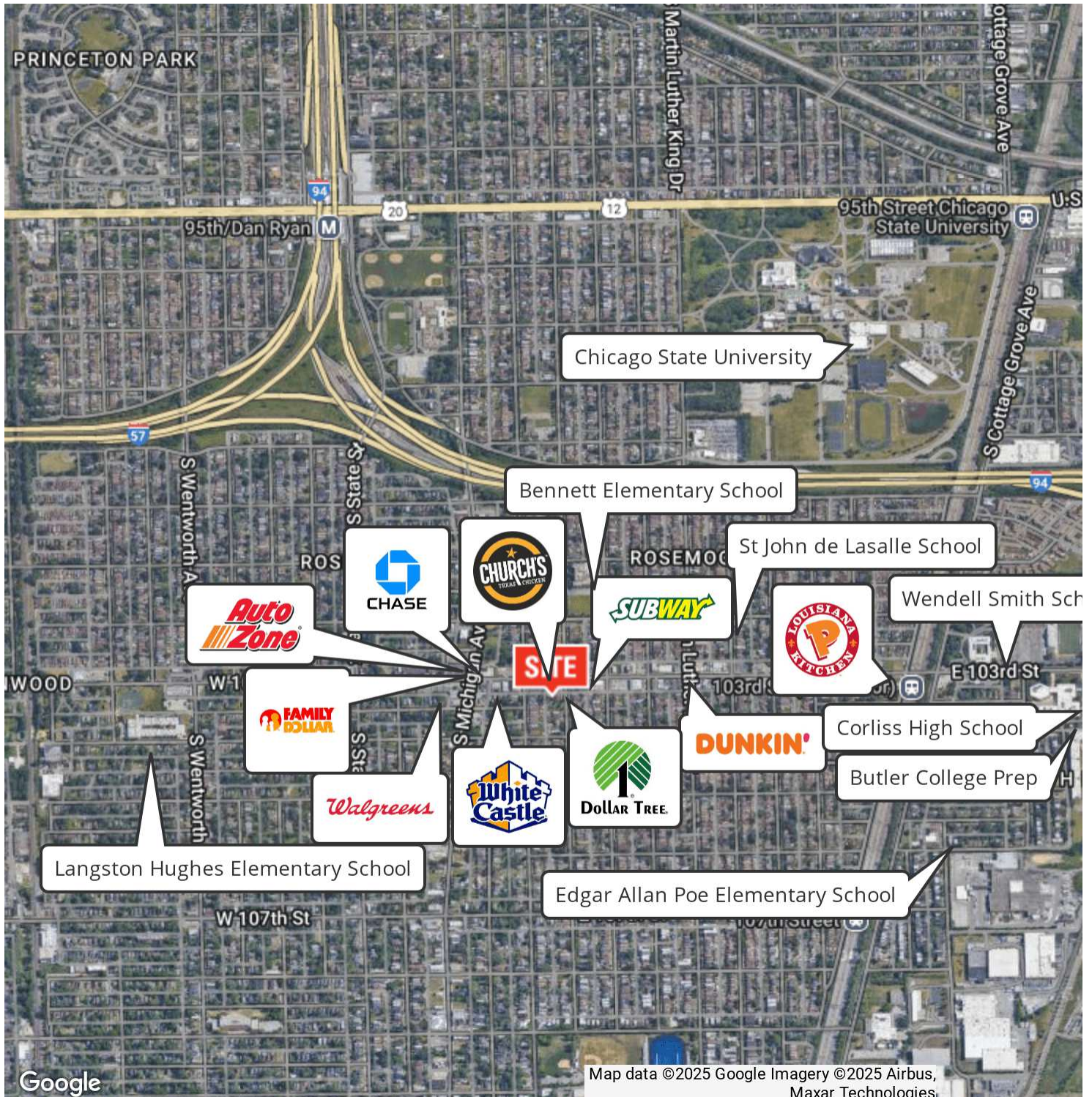




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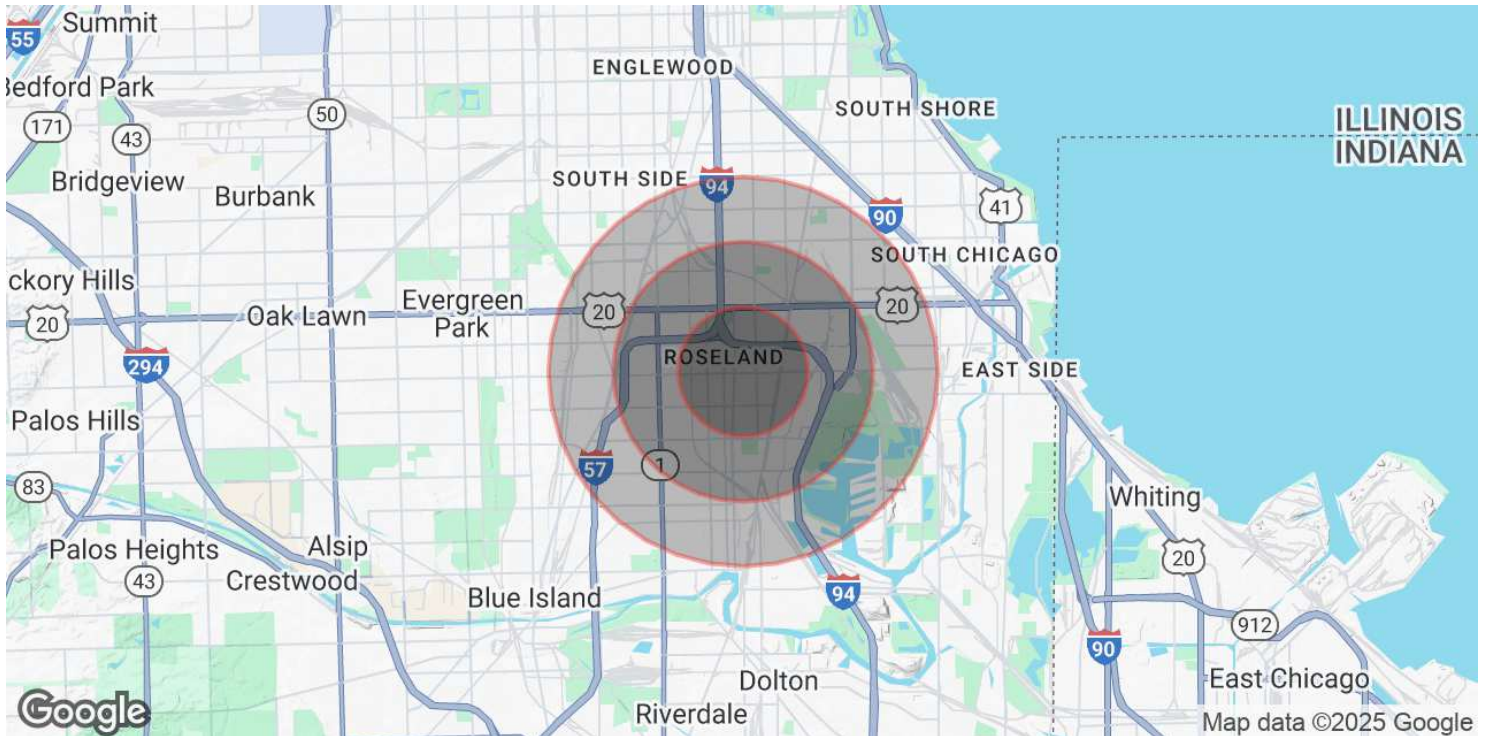
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	22,336	81,179	177,703
Average Age	39.9	40.9	41.1
Average Age (Male)	34.5	36.9	37.6
Average Age (Female)	43.8	44.2	43.8

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	10,032	35,123	80,324
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$43,313	\$49,397	\$54,546
Average House Value	\$133,446	\$122,963	\$144,990

2020 American Community Survey (ACS)

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