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# 1721

## W. CHICAGO AVE.

## 2nd Generation Ice Cream/Cafe Retail Space Available FOR LEASE



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# ADDITIONAL PHOTOS

**1721**  
W. CHICAGO AVE.



conceptual rendering





SPACE AVAILABLE: **1,433 SF**

ASKING RATE: **\$32/SF NNN**

EST. PASS THRU: **\$7.00/SF**

ZONING: **B1-2**

FLOOR: **GROUND**

DATE AVAILABLE: **IMMEDIATE**

CEILING HEIGHT: **-12.5'**

ELECTRICAL: **225A**

CONDITION: **2ND GENERATION**

WARD / ALDERMAN: **01 / LA SPATA**

# LEASING OVERVIEW





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W. CHICAGO AVE.

- 2nd generation ice cream/cafe retail space available along West Town's Chicago Avenue.
- Excellent retail visibility with all new storefront and mechanicals.
- 1,433 SF retail space featuring covered outdoor seating area.
- Building undergoing a full rehab with retail on ground floor and residential apartment units above.
- Located on one of the most desirable blocks of West Town's main retail corridor.
- Excellent retail co-tenancy in the immediate including Braserio, Roots Handmade Pizza, Mariano's, Lao Peng You, Altar Cafe, Nettare, Arami, Beatnik, Sprout Home, West Town Bakery, Rhona Hoffman Gallery and more.

LEASING  
HIGHLIGHTS



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**FLOOR  
PLANS**





## AREA DEMOGRAPHICS

	0.25 MILES	0.50 MILES
TOTAL POPULATION	5,787	21,464
AVERAGE AGE	33	33
TOTAL HOUSEHOLDS	2,752	10,501
PEOPLE PER HOUSEHOLD	2.1	2.0
AVERAGE HOUSEHOLD INCOME	\$159,725	\$143,751
AVERAGE HOUSE VALUE	\$549,532	\$519,466

*\*Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*

# MARKET OVERVIEW

## WEST TOWN NEIGHBORHOOD DESCRIPTION

The West Town area of Chicago is bordered by Wicker Park, East Village, Noble Square and Ukrainian Village. Originally occupied by Ukrainian immigrants in the early 1900s this neighborhood has long been a stable community and has flourished in the recent years. Tree lined streets; strong housing stock and its proximity to Chicago's downtown have made this neighborhood a favorite choice to Chicago's residents. Online real estate website Redfin.com even named Ukrainian village the hottest neighborhood in the nation in 2016.

The West Town Retail Corridor located on Chicago Avenue is the main retail corridor in the neighborhood. Many retail stores restaurants and service retail businesses operate on Chicago Avenue which contributes to the neighborhoods desirability and charm.

Chicago Avenue is proving itself to be a dining destination with one restaurant Vajra added to the 2021 Michelin Bib Gourmand list and newcomer Porto receiving one Michelin Star.

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