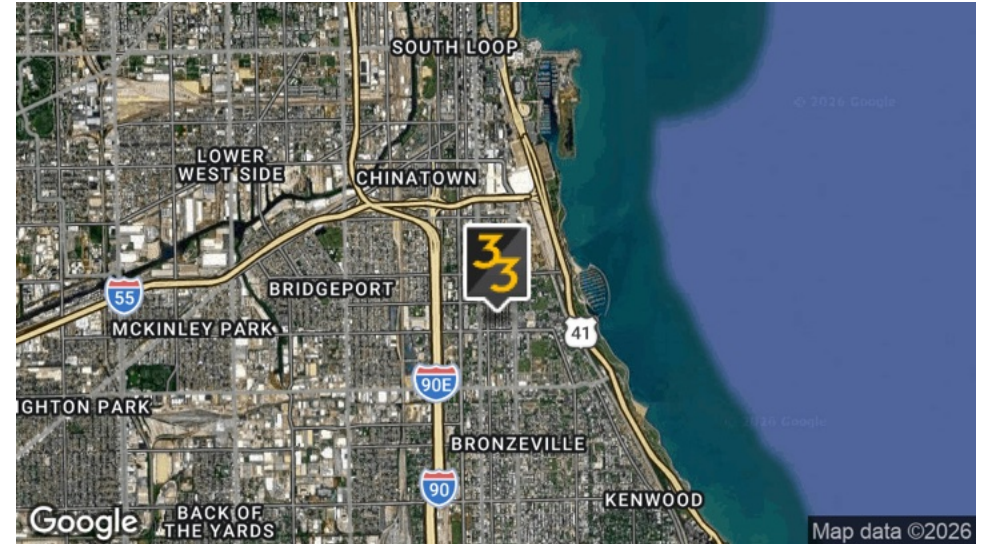


3453 S PRAIRIE - +/-1300 SF 2ND GENERATION RESTAURANT FOR LEASE

3453 SOUTH PRAIRIE AVENUE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$3,000 per month (MG)
Available SF:	1,300 SF
Renovated:	2018
Zoning:	B1-3
Market:	Chicago
Submarket:	Bronzeville

PROPERTY OVERVIEW

33 Realty is pleased to present 3453 S Prairie, a +/-1,300 SF second generation restaurant space located in the Bronzeville neighborhood of Chicago.

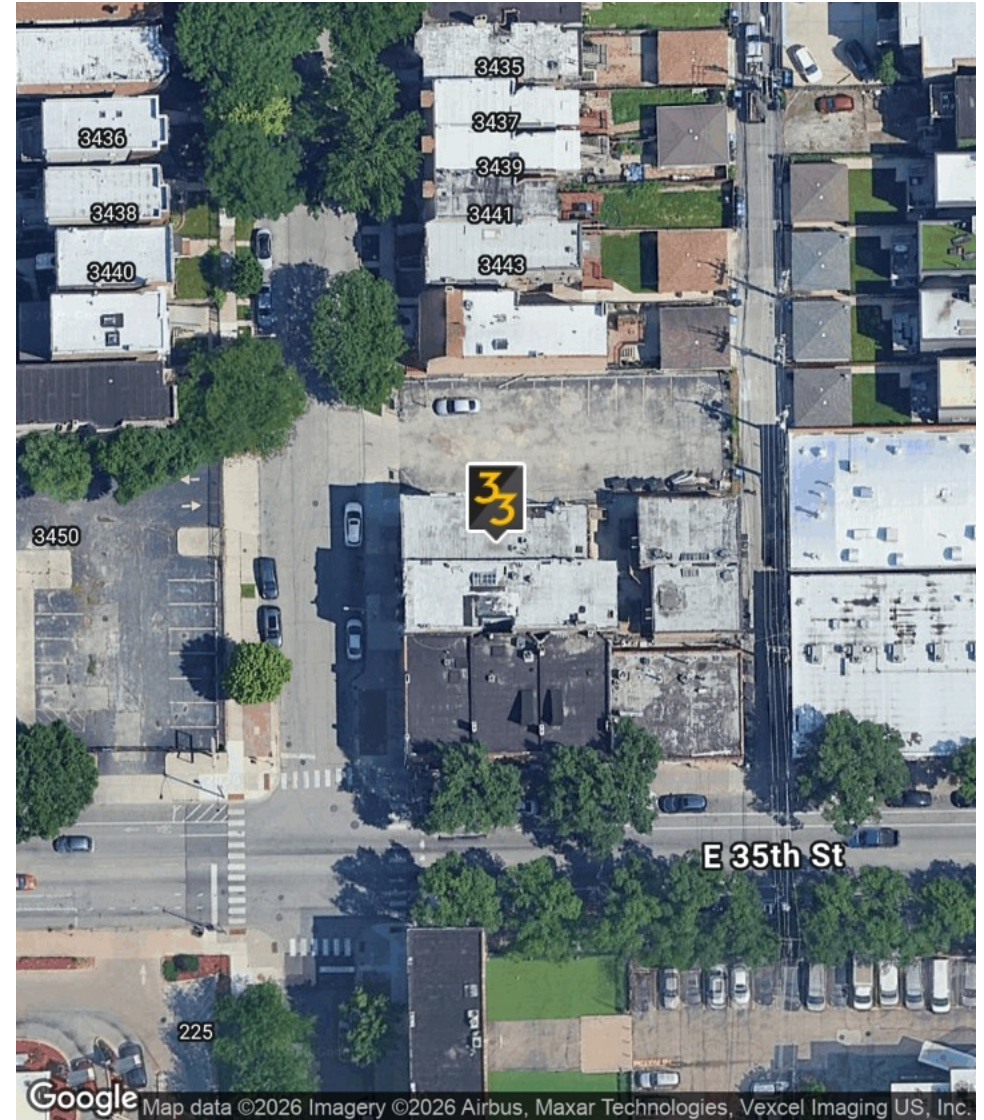
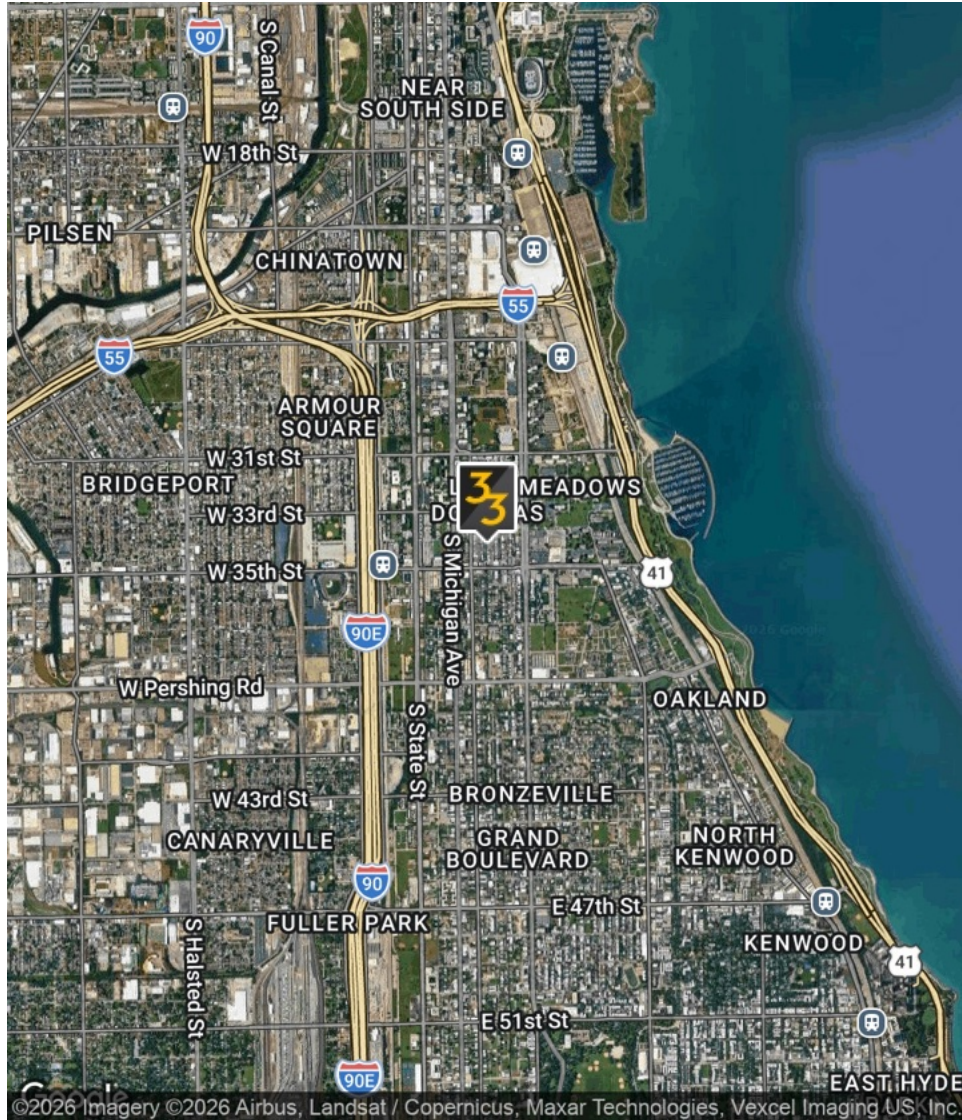
The property was previously occupied by a bakery and features the corresponding restaurant/kitchen associated improvements: commercial hood with black iron ventilation / exhaust system, several 220v outlets, triple basin sink, mop sink, hand sink, and some associated safety improvements, amongst others.

Off-street parking is available for an additional fee, while non-metered / non-zoned street parking is also readily available on Prairie.

Zoned B1-3 and available immediately, the space is available for \$3000/month modified gross with the operator responsible for monthly rent, electric, gas, and a flat monthly water fee (TBD - dependent on use).

3453 S PRAIRIE - +/-1300 SF 2ND GENERATION RESTAURANT FOR LEASE

3453 SOUTH PRAIRIE AVENUE, CHICAGO, IL



PRESENTED BY: **GENE HART**
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REALTY

3453 S PRAIRIE - +/-1300 SF 2ND GENERATION RESTAURANT FOR LEASE

3453 SOUTH PRAIRIE AVENUE, CHICAGO, IL



POPULATION

	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	2,007	7,851	16,303
Average Age	42.3	37.9	36.7
Average Age (Male)	36.8	33.3	31.7
Average Age (Female)	47.9	40.8	39.3

HOUSEHOLDS & INCOME

	0.2 MILES	0.4 MILES	0.6 MILES
Total Households	833	3,451	7,407
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$86,925	\$73,198	\$71,203
Average House Value	\$391,197	\$365,786	\$335,304

2023 American Community Survey (ACS)



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GENE HART

Broker

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IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018 after fortunately becoming acquainted with Sean Connelly. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing in Chicago. He is a proud alumni of DePaul University's Real Estate and Liberal Studies Honors programs. During his time at DePaul, he had the fortune to intern for two of Chicago's most respected real estate firms: R2 Companies & Baum Realty, while also leasing apartments with residential firms "on the side" to fund bar/restaurant tabs and travel.

Prior to joining 33 Realty, Gene had the pleasure to cut his teeth for two years as a multifamily investment sales and retail leasing broker at First Western Properties under Paul Tsakiris' guidance after six years in appraisal/valuation at CBRE, The Butler Burgher Group, and Colliers alongside Chad Bosley and Mike D'Alessandro. As a commercial appraiser, he gained invaluable experience working on varying property types and classes: both institutional and middle-market retail, office, industrial, and multi-family. This diverse background gives him a unique capability to competently service clients across multiple asset types both in sales and leasing.

As a devout and passionate Chicagoan, Gene lives with his beautiful and talented wife Sara, an emergency veterinarian, and four French Bulldogs: Jerry, Elaine, Kramer, and George in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University 2011 - Real Estate Program

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