

2ND GENERATION RESTAURANT SPACE FOR LEASE

# The Shops at Forty-Seven

4720 S COTTAGE GROVE AVE

Chicago, IL 60615

**PRESENTED BY:**

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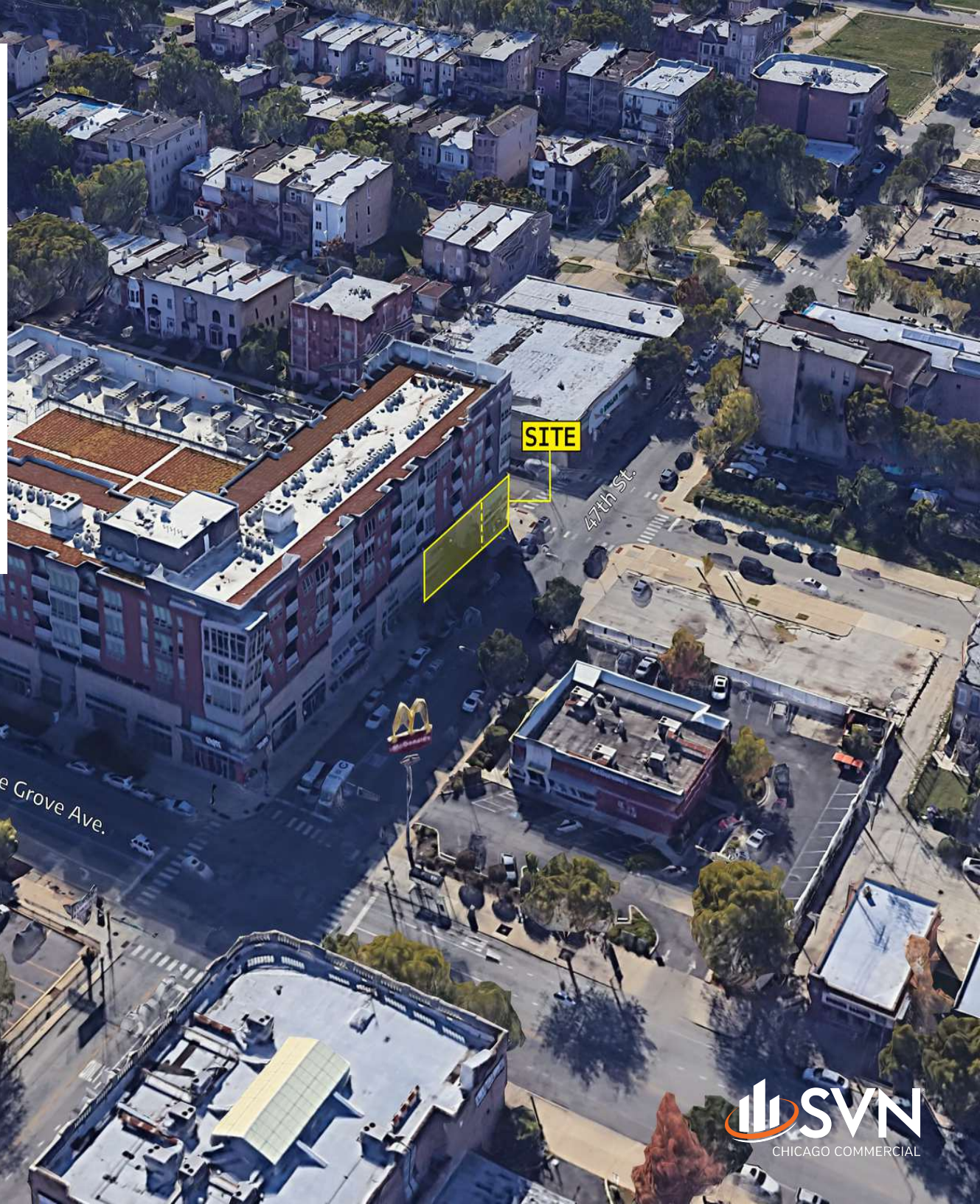
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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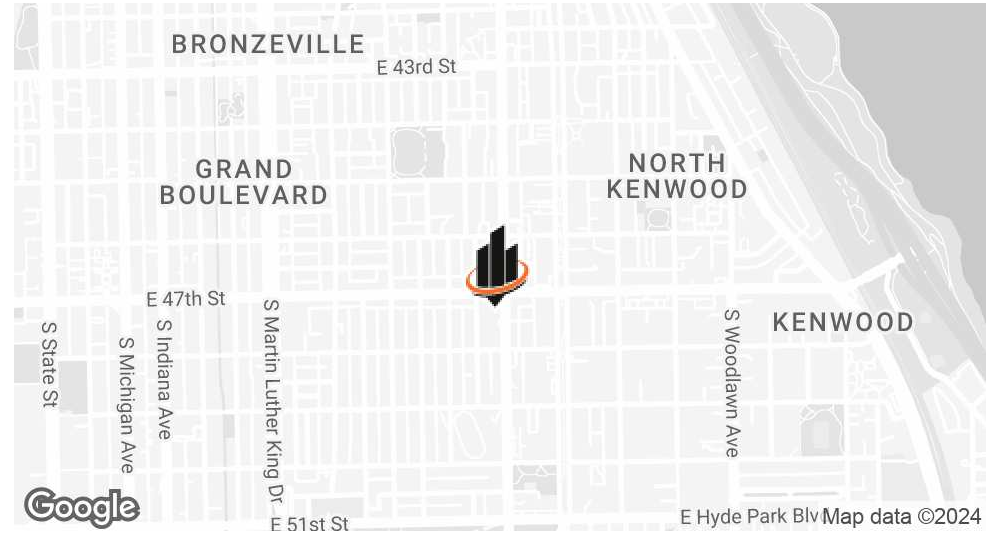
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26 - 29/SF NNN
<b>AVAILABLE SF:</b>	1,000 - 4,841 SF
<b>YEAR BUILT:</b>	2014
<b>ZONING:</b>	PD 1095
<b>APN:</b>	20-10-206-036

## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 733-37 E. 47th Street FOR LEASE. Located in The Shops at Forty-Seven in the heart of Bronzeville, the subject spaces are a 2,634 square foot former Burger King and a 2,207 square foot inline restaurant space with black-iron ventilation. It's located at the heavily trafficked intersection of 47th St & Cottage Grove Ave. and benefits from excellent national/regional co-tenancy along with excellent visibility, customer parking for 85 cars and 72 residential units above. Please contact the Listing Advisors for further information. The Burger King 2nd generation restaurant space has a tremendous amount of existing infrastructure including black iron venting, ovens, fryers, walk-in coolers and freezers. Ready to go for a new food/restaurant operator.

## LOCATION OVERVIEW

Bronzeville is a historic neighborhood on the South Side of Chicago known for its cultural heritage and diverse architecture. It features an array of local businesses, boutiques, restaurants, and services that cater to the community's needs. The neighborhood's unique character, deeply rooted in its history and culture, contributes to its appeal, making it an attractive place for those seeking a blend of cultural experiences and local shopping opportunities.

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# PROPERTY HIGHLIGHTS



## LOCATION INFORMATION

<b>BUILDING NAME</b>	The Shops at Forty-Seven
<b>STREET ADDRESS</b>	4720 S Cottage Grove Ave
<b>CITY, STATE, ZIP</b>	Chicago, IL 60615
<b>COUNTY</b>	Cook
<b>CROSS-STREETS</b>	47th/Cottage Grove
<b>SIGNAL INTERSECTION</b>	Yes

## PROPERTY HIGHLIGHTS

- Two 2nd generation restaurant spaces at the high-traffic intersection of 47th & Cottage Grove
- 2,634 SF former corner Burger King location with black iron and substantial restaurant equipment
- 2,207 SF inline restaurant space with black iron ventilation
- Excellent co-tenancy in the immediate area including Dollar Tree, McDonald's, Associated Bank
- 22,000+ vehicles per day daily vehicle count
- 72 residential units above
- Adjacent to new 120,000 sq. ft. Northwestern Advanced Outpatient Care Center
- Centrally located in the Bronzeville neighborhood
- 85 Parking spaces for customers

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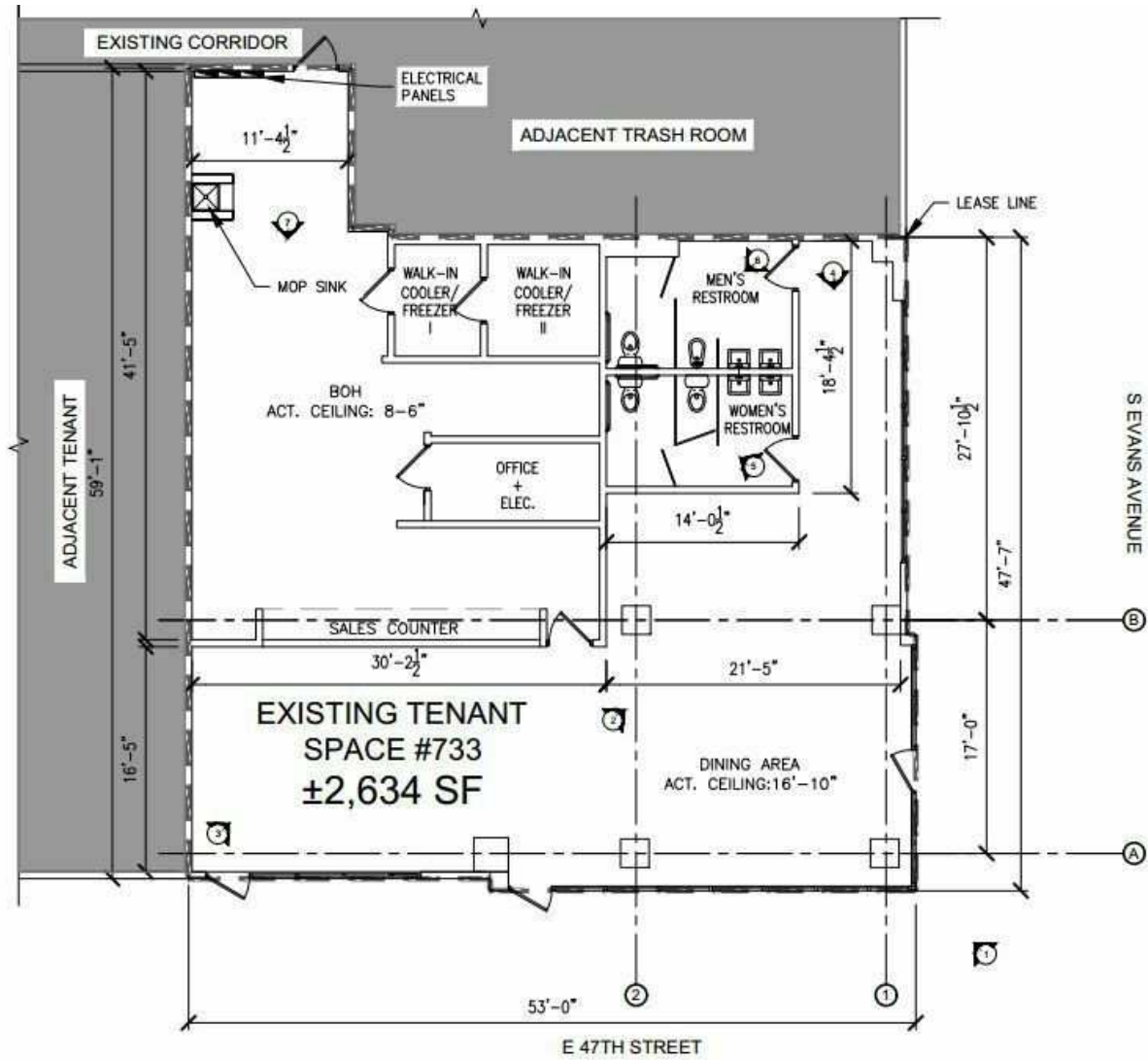
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# FLOOR PLAN - FORMER BURGER KING



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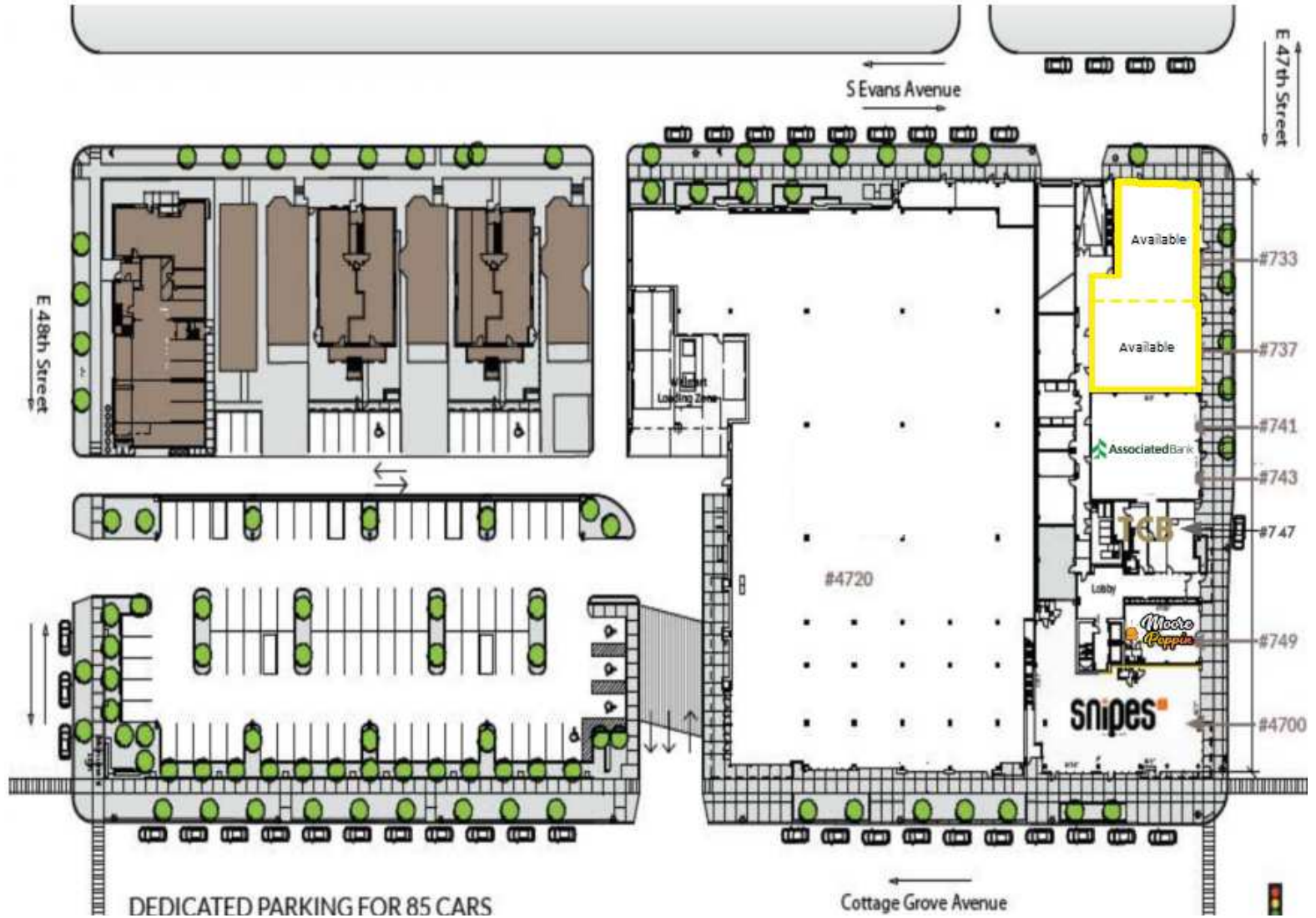
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# SITE PLAN



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# PHOTOS - FORMER BURGER KING



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# RETAILER MAP



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# BIRDSEYE AERIAL



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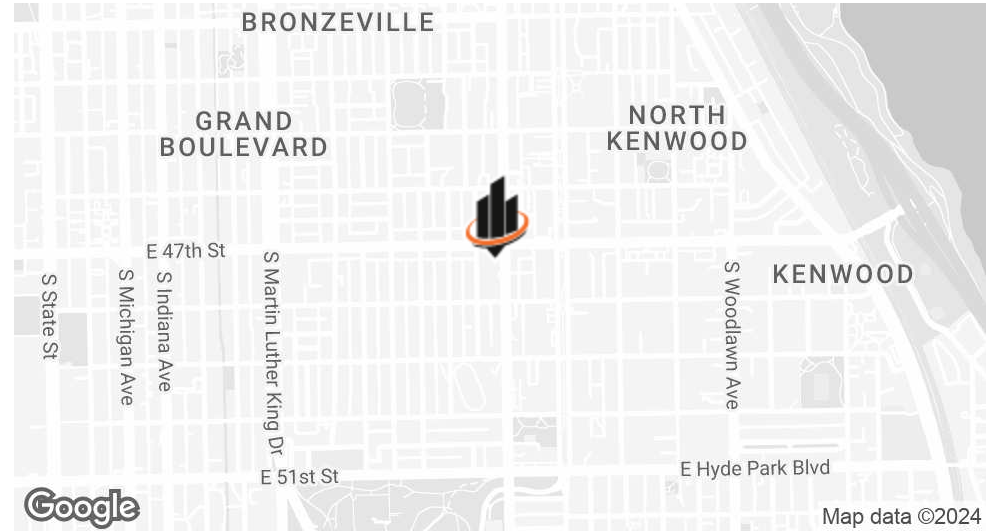
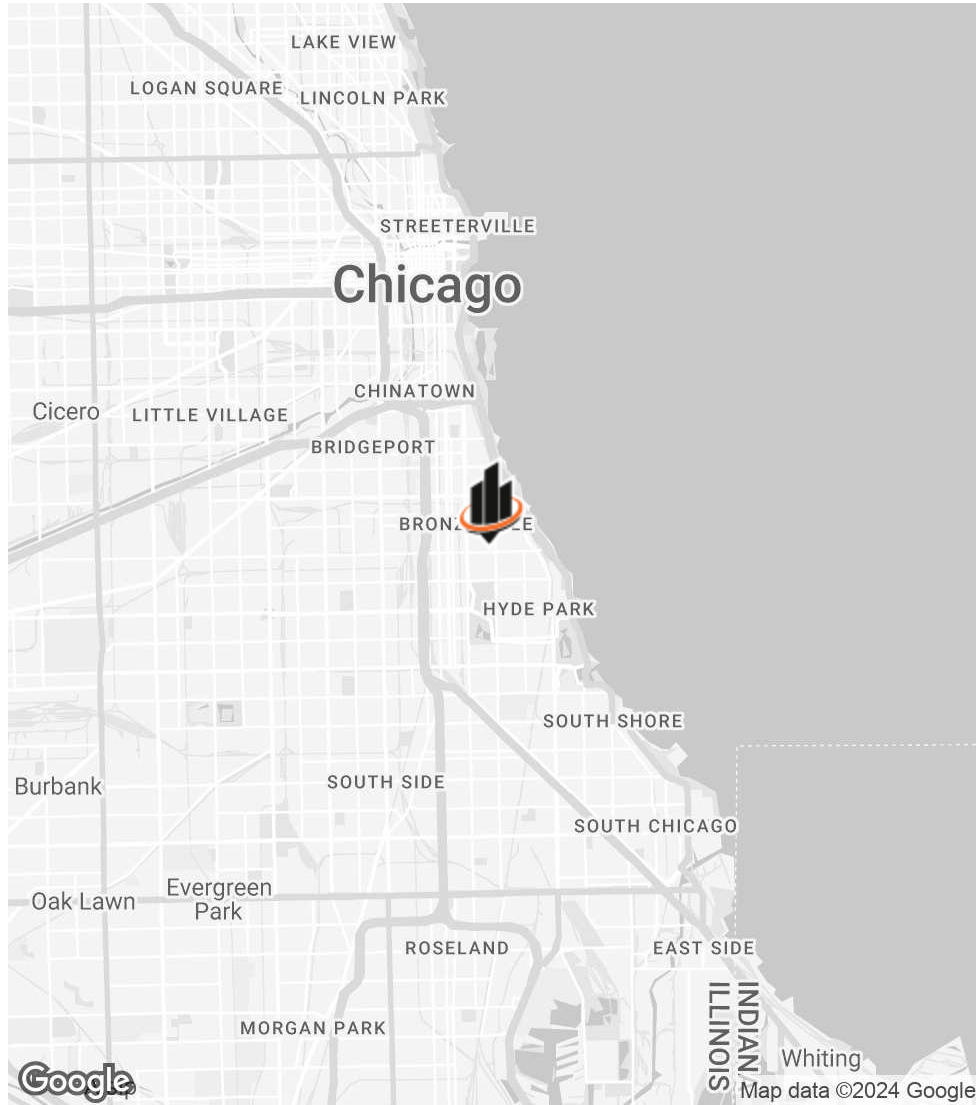
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

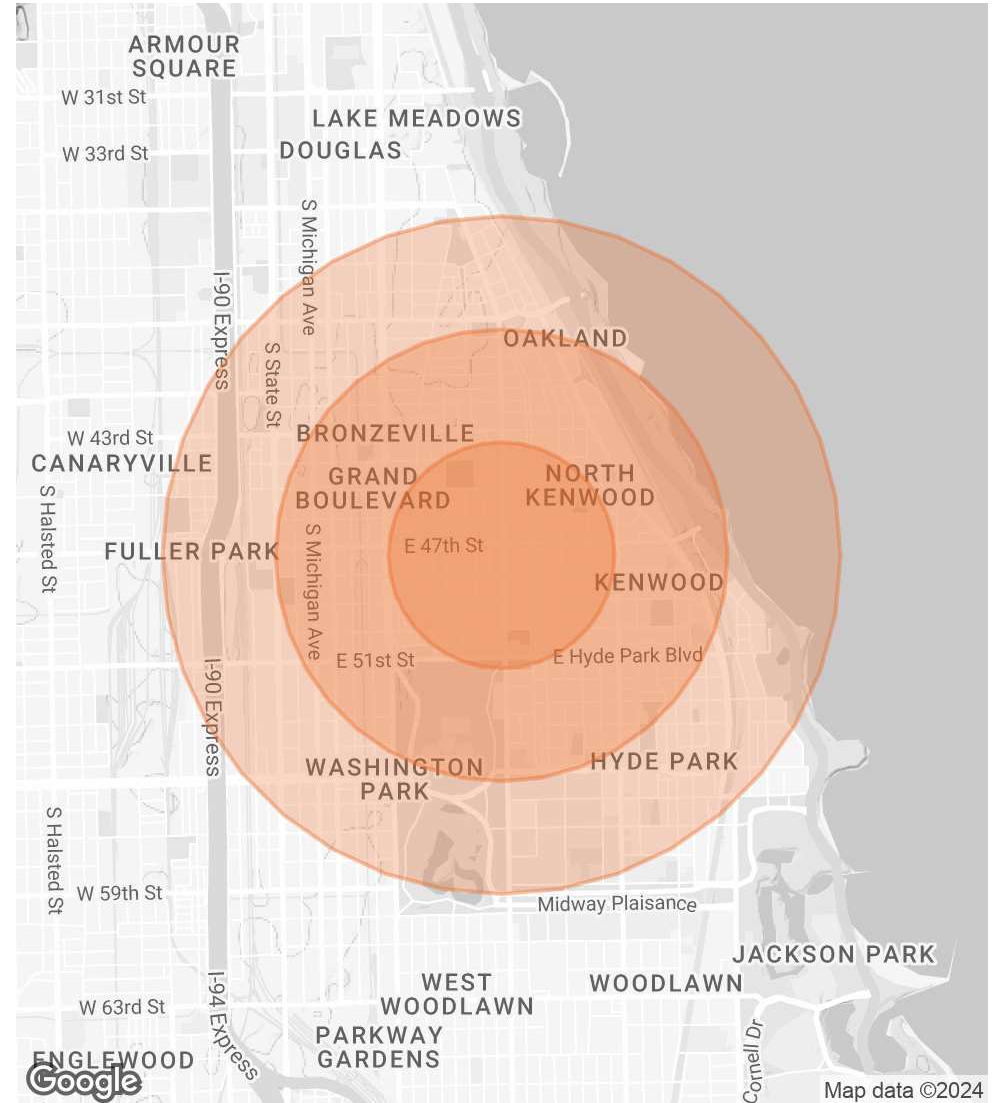
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	14,067	48,344	82,849
<b>AVERAGE AGE</b>	40	40	39
<b>AVERAGE AGE (MALE)</b>	39	38	38
<b>AVERAGE AGE (FEMALE)</b>	41	41	41

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	6,972	23,693	40,109
<b># OF PERSONS PER HH</b>	2	2	2.1
<b>AVERAGE HH INCOME</b>	\$76,681	\$83,390	\$83,900
<b>AVERAGE HOUSE VALUE</b>	\$532,538	\$485,446	\$450,620

Demographics data derived from AlphaMap



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