

JAMESON.

# FOR LEASE

## RETAIL

1014 S Western Avenue Unit A  
Chicago, IL 60612

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## LEASE OVERVIEW

|                |                     |
|----------------|---------------------|
| LEASE PRICE:   | \$40.50 SF/yr       |
| LEASE TYPE:    | Modified Gross      |
| SF AVAIL:      | 800 SF              |
| YEAR BUILT:    | 2010                |
| ZONING:        | C1-2                |
| CROSS STREETS: | -Western & Fillmore |

## AREA TENANTS

- Medical & Government Agencies
- Zen Leaf Dispensary
- KFC
- McDonald's
- Jiffy Lube
- White Castle

## PROPERTY DESCRIPTION

2nd Generation Nail Salon Available! Unit A is an 800 SF space and last remaining vacancy in the Western Plaza shopping center. All FF&E available for a prospective tenant's use. The space and FF&E are offered in "As-Is" condition. Located in the Tri-Taylor neighborhood near the Illinois Medical District and walking distance to the IMD Gateway development. Frontage along Western Avenue with over 24,000 vehicles per day and high pedestrian traffic counts. Co-tenants include Rosati's Pizza, Hibachi Go, BUW Human Hair Store, and Doll's Kitchen & Catering.

## PROPERTY HIGHLIGHTS

- Located in Western Plaza Shopping Center
- 2nd Generation Nail Salon Space
- All Furniture, Fixtures, & Equipment Included
- Parking Lot & Accessible Street Parking on Site

## AREA AND TRANSPORTATION HIGHLIGHTS

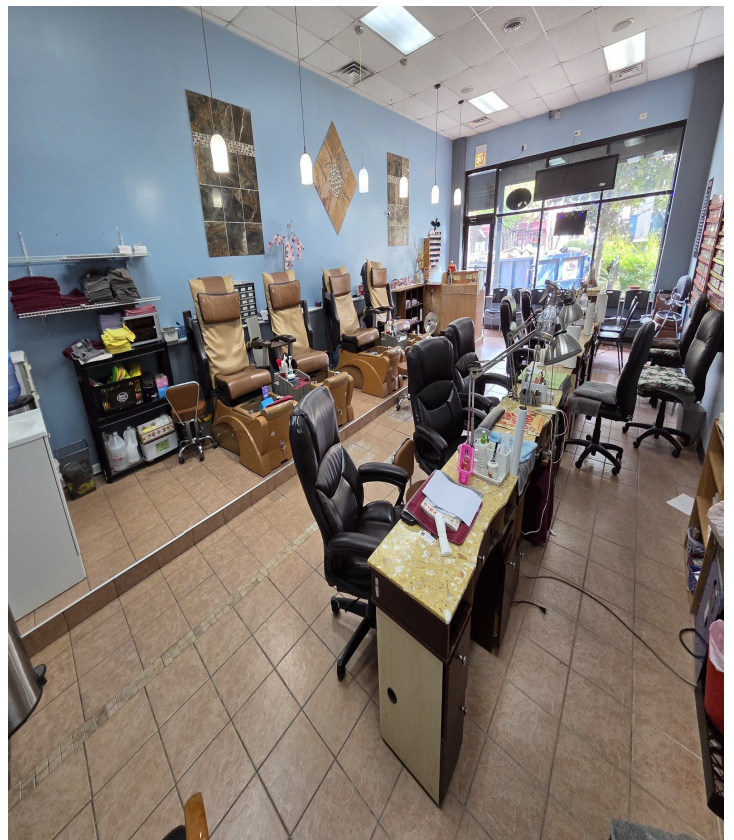
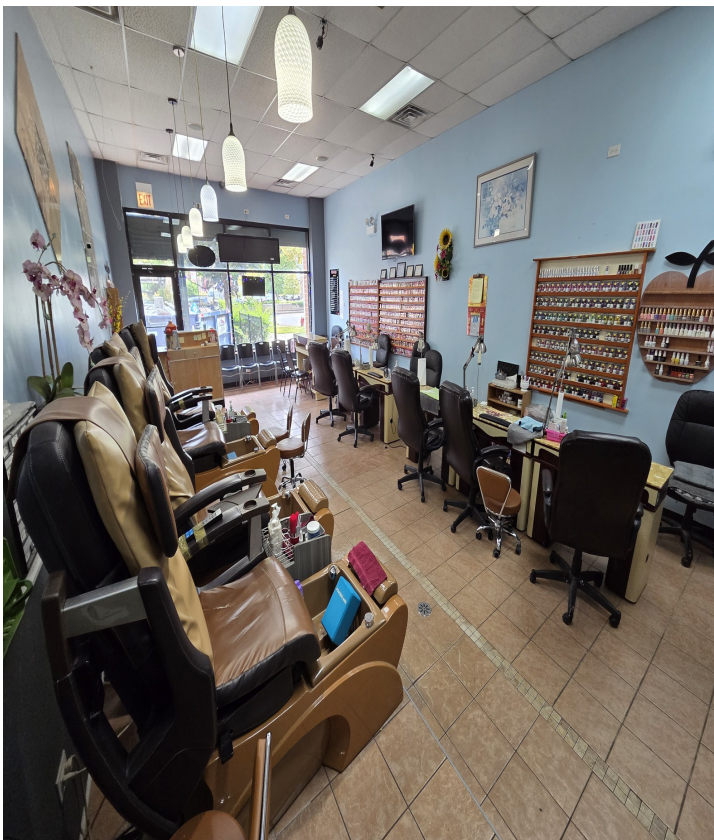
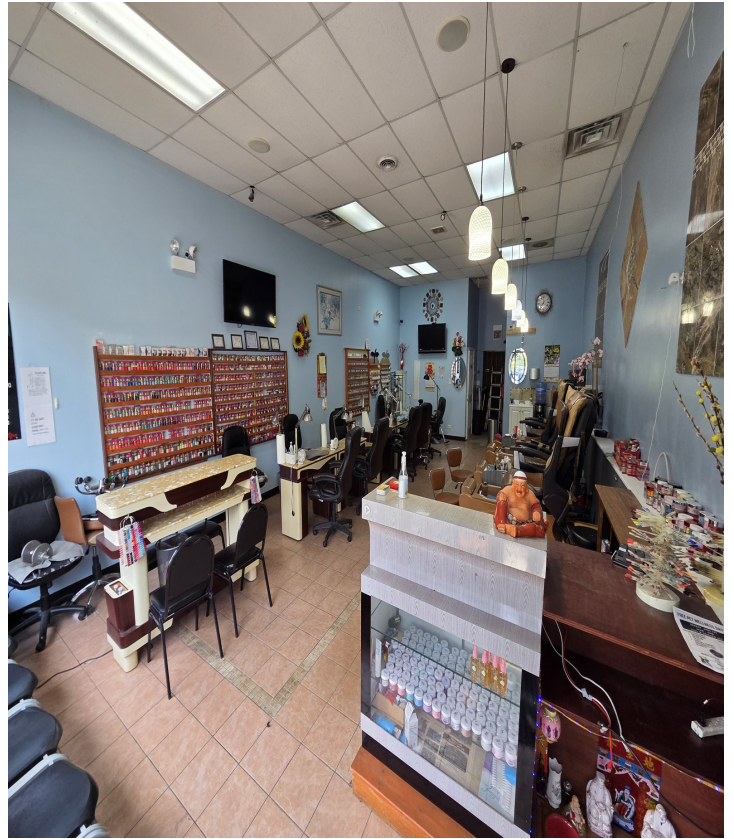
- Western Traffic Count 24,000 VPD
- Roosevelt Traffic Count 20,800 VPD
- Ogden Traffic Count 19,900 VPD
- Western Ave & Fillmore Divvy Bike Station
- #49 Western CTA Bus (24 Hour Service)

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## UNIT A PHOTOS

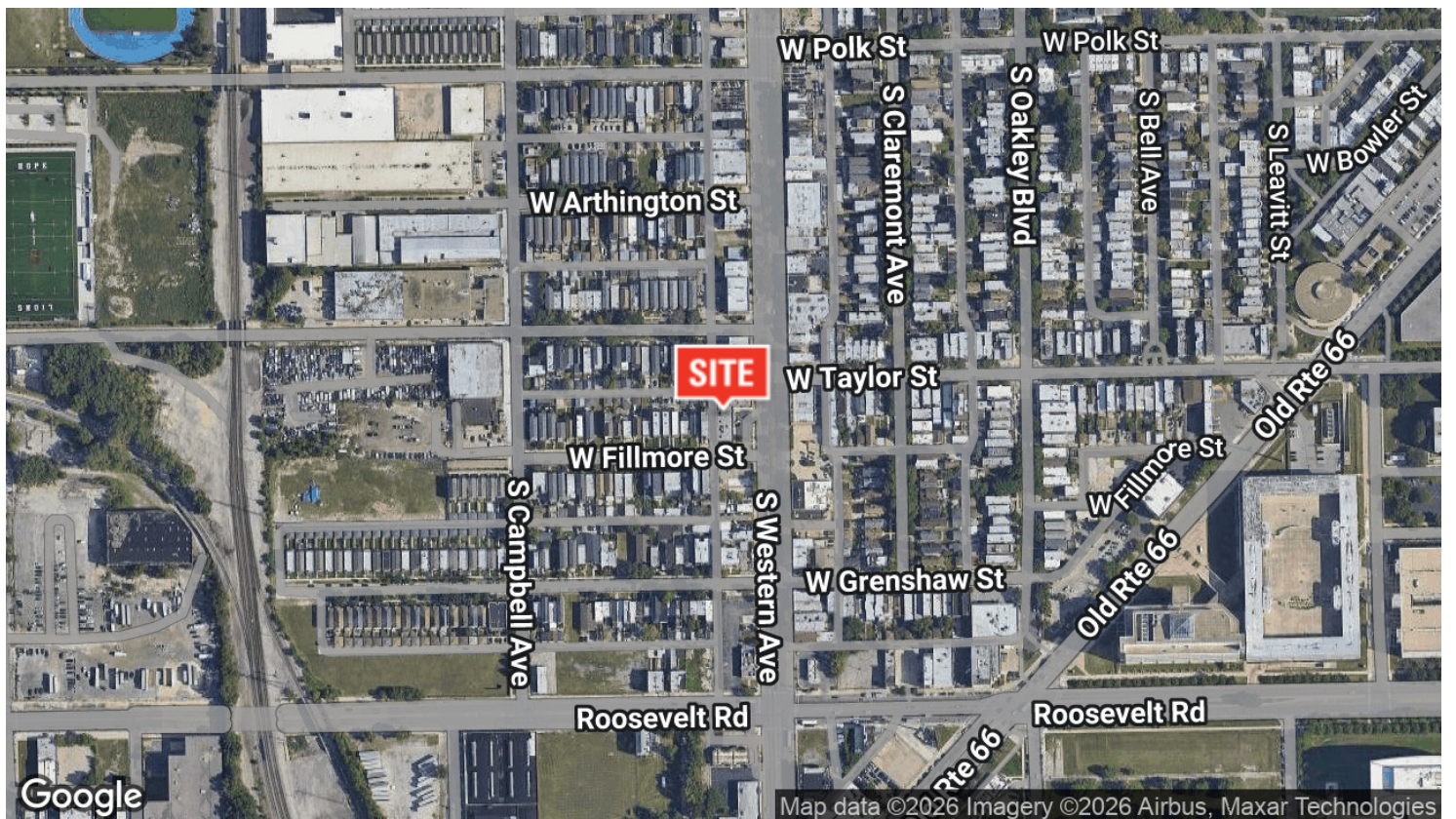
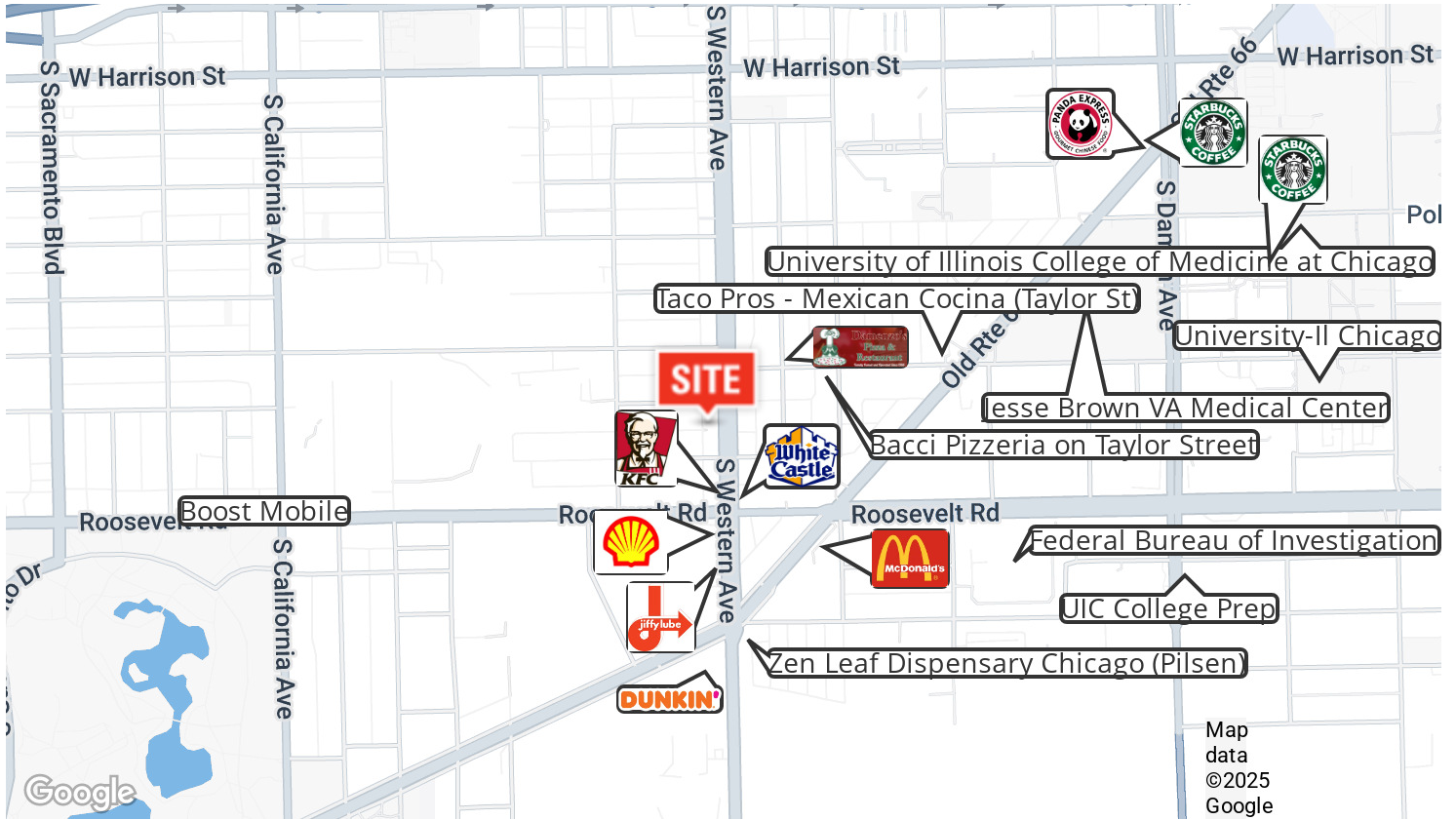
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\$40.50 SF/yr



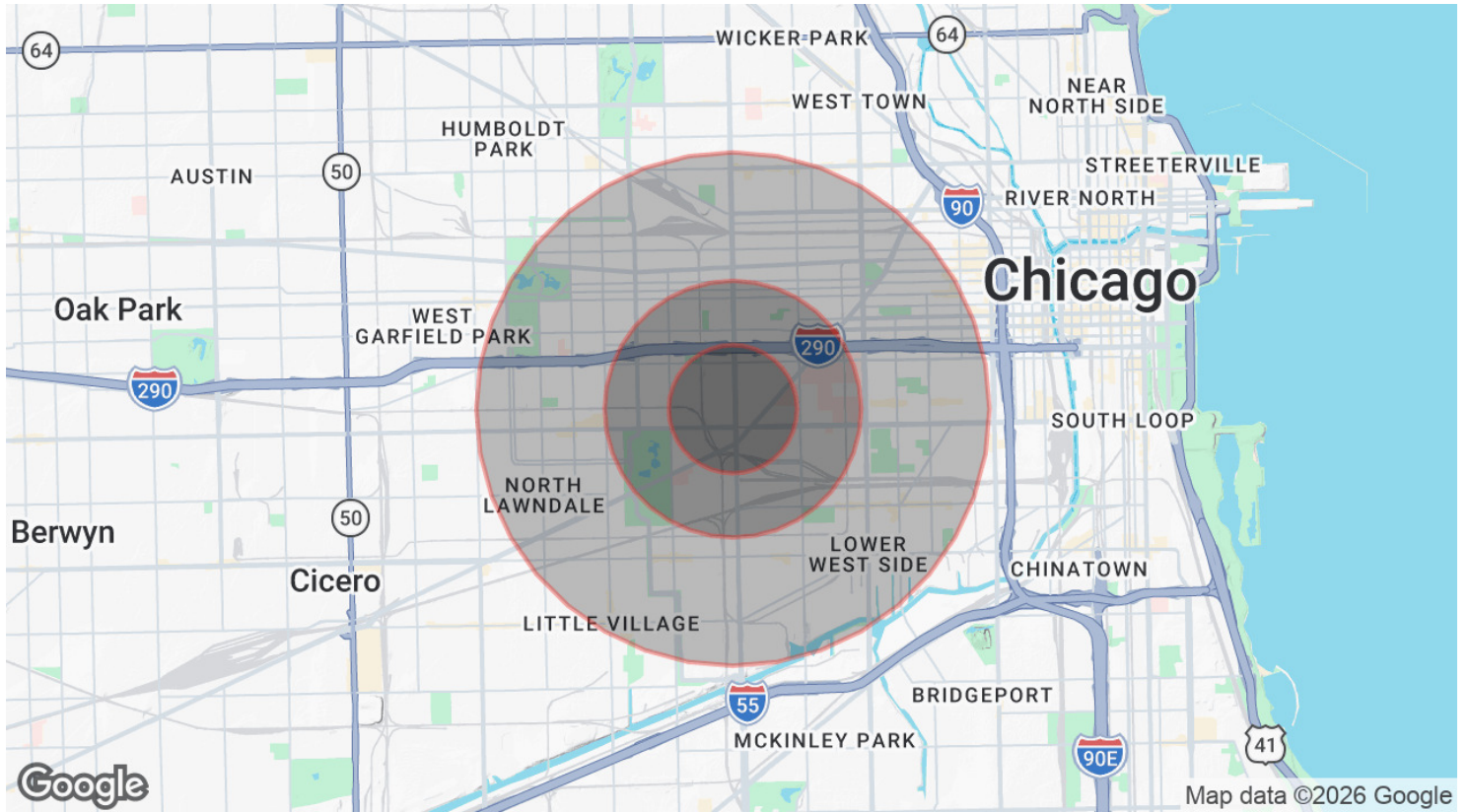
# AERIAL & STREET DETAIL

1014 S Western Avenue, Chicago, IL 60612



# DEMOGRAPHICS MAP & REPORT

1014 S Western Avenue, Chicago, IL 60612



## POPULATION

|                      | 0.5 MILES | 1 MILE | 2 MILES |
|----------------------|-----------|--------|---------|
| Total Population     | 7,105     | 28,990 | 153,560 |
| Average Age          | 32.3      | 35.0   | 34.7    |
| Average Age (Male)   | 31.4      | 33.7   | 33.0    |
| Average Age (Female) | 33.1      | 35.6   | 35.6    |

## HOUSEHOLDS & INCOME

|                     | 0.5 MILES | 1 MILE    | 2 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,805     | 11,681    | 64,568    |
| # of Persons per HH | 2.5       | 2.5       | 2.4       |
| Average HH Income   | \$99,551  | \$86,949  | \$96,332  |
| Average House Value | \$323,455 | \$293,676 | \$376,970 |

\* Demographic data derived from 2020 ACS - US Census