



LEASE

Portage Park Restaurant | Retail Unit Available

4200 N CENTRAL AVE

Chicago, IL 60634

PRESENTED BY:

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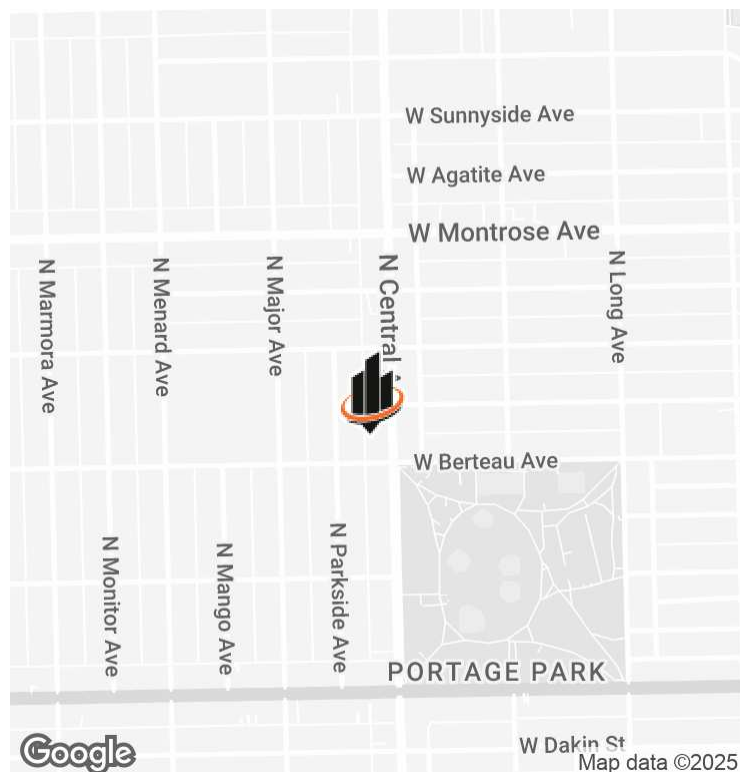
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$20.00 SF NNN (NNN \$4.80/SF)
AVAILABLE SF:	+/- 2,800 SF
LOT SIZE:	0.07 Acres
BUILDING SIZE:	10,800 SF
SUBMARKET:	Northwest City
APN:	13-17-430-037; -038; -039; -040-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 4200 N Central Avenue, a $\pm 2,800$ SF retail unit located in the heart of Portage Park, Chicago, Illinois. Formally known as Mia's Ice Cream, now the Academy of Creative Thinking. The original kitchen structures in place, great visibility, tons of natural light, and an outdoor patio. This retail opportunity is perfect for a restaurant user with the original fixtures in place.

PROPERTY HIGHLIGHTS

- $\pm 2,800$ SF Restaurant| Retail Unit in Portage Park
- Open Concept | 6' Hood | 3 Basin Sink | Food Prep
- Event Room | Private Office | 2 Restrooms | Outdoor patio
- Signalized Corner | CTA Blue Line Stop close by

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,800 SF	LEASE RATE:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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4200 A	Available	2,800 SF	NNN	\$20.00 SF/yr	±2,800 SF Retail Unit in Portage Park Open Concept 6' Hood 3 Basin Sink Event Room Private Office 2 Restrooms Outdoor patio Signalized Corner CTA Blue Line Stop close by
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ADDITIONAL PHOTOS



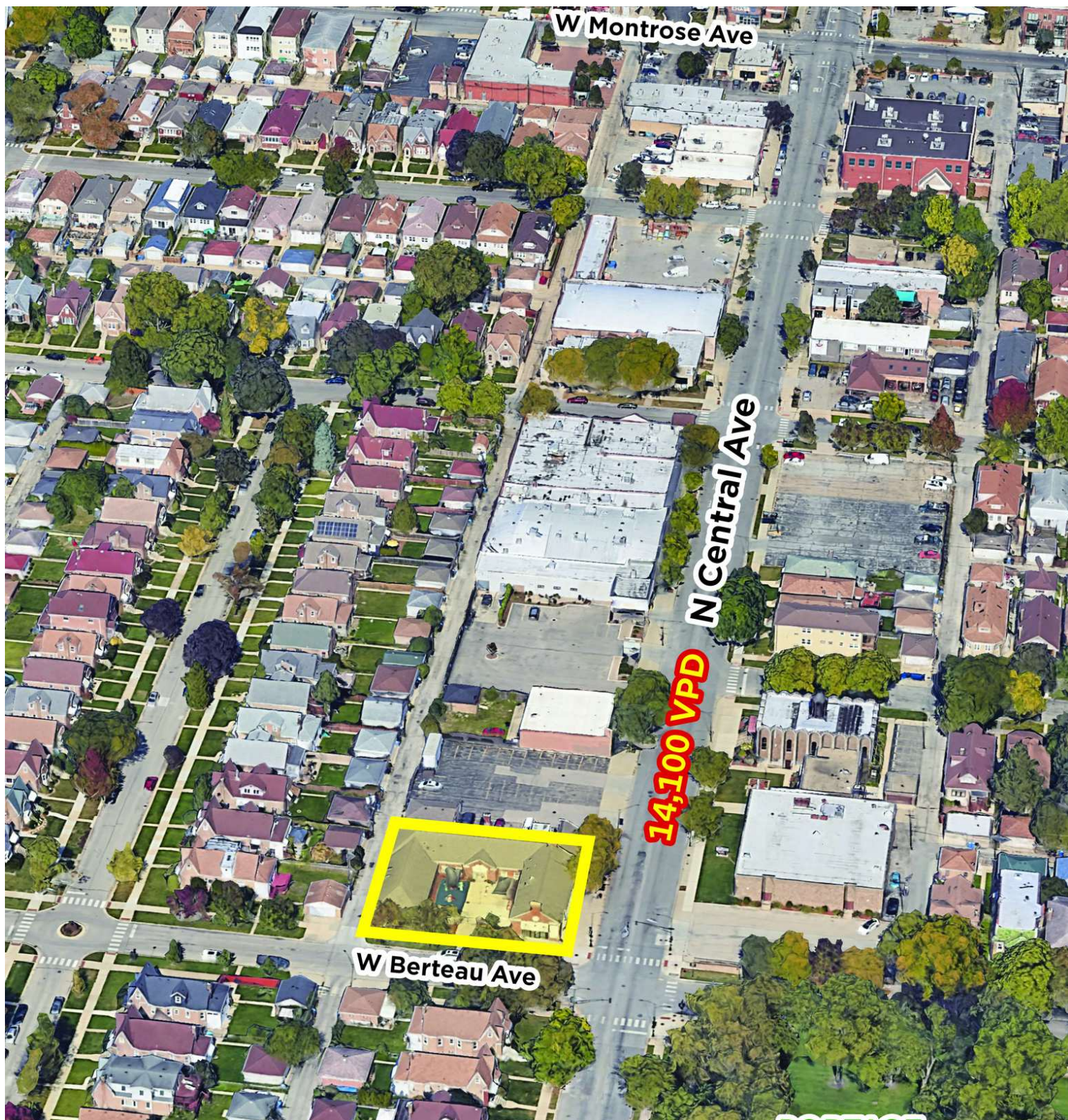
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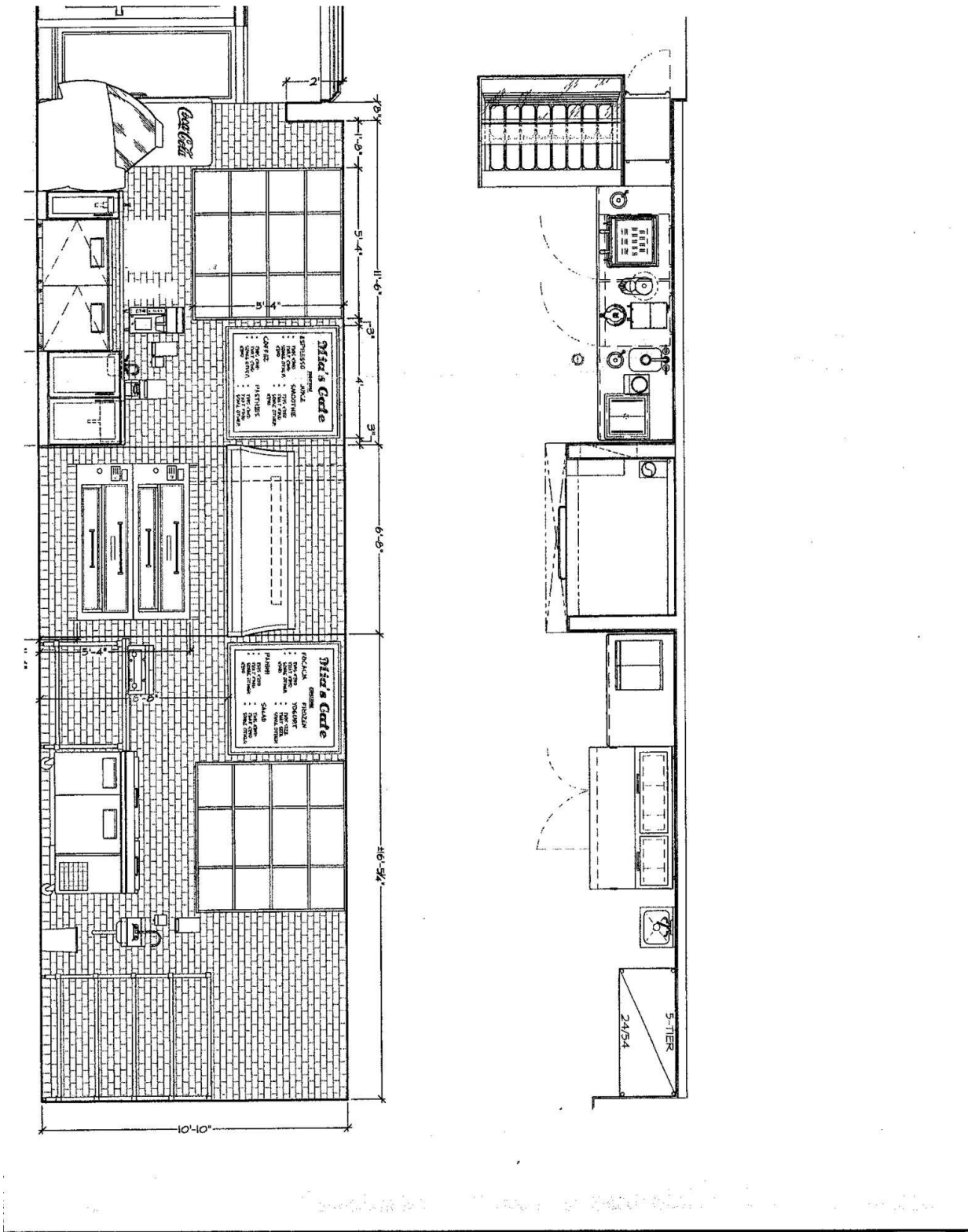
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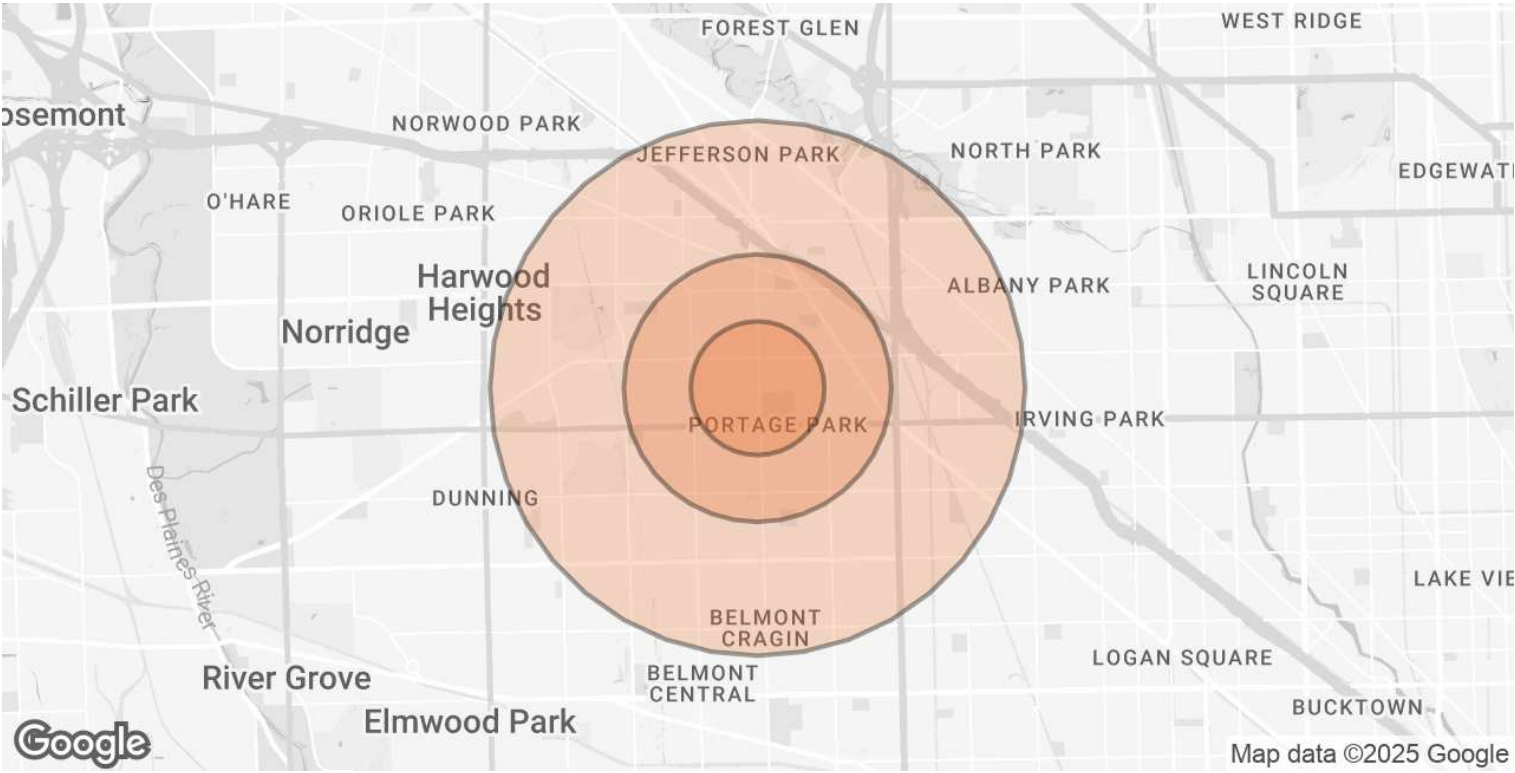
FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,350	47,414	169,755
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	42	42

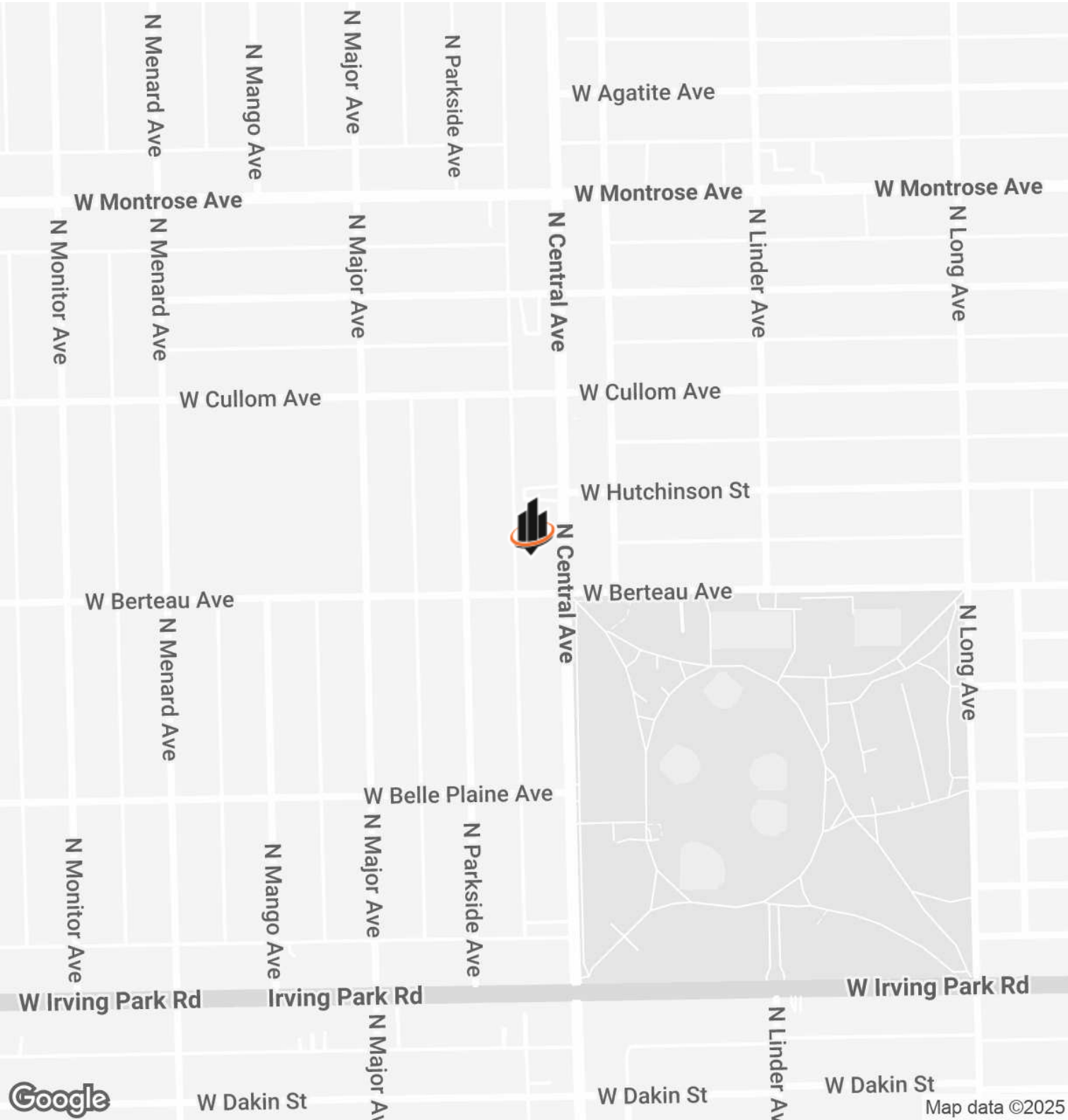
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	4,305	18,286	62,542
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$110,976	\$112,377	\$108,979
AVERAGE HOUSE VALUE	\$400,508	\$390,679	\$400,006

Demographics data derived from AlphaMap

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LOCATION MAP



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