

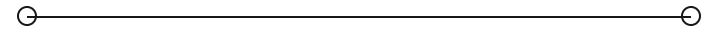


LEASE

1616 W 18th Pl

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Chicago, IL 60608



PRESENTED BY:

JACOB STROM

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PROPERTY SUMMARY



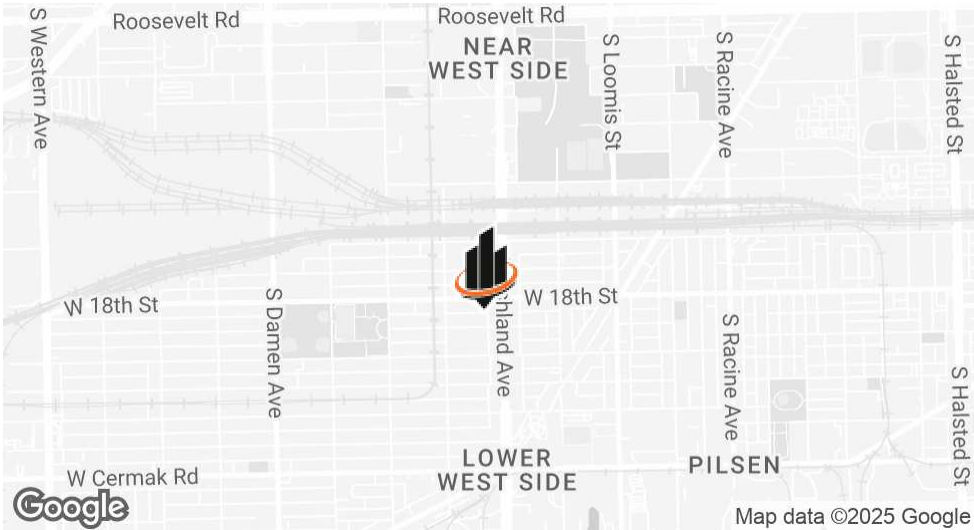
OFFERING SUMMARY

LEASE RATE:	\$20.00 PSF (Gross)
AVAILABLE SF	750 SF
BUILDING SIZE:	6,250 SF
ZONING	B3-2
MARKET	Chicago
SUB-MARKET	Pilsen

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 1616 W 18th Place FOR LEASE, a flexible 750 sq. ft. commercial space suitable for a range of uses. The property features a clean exterior, an open layout, and a recently added restroom. Large front windows provide natural light, and the space can be easily adapted to meet tenant needs. Located near the intersection of 18th Street and Ashland Avenue, the property benefits from close proximity to neighborhood amenities and foot traffic.

LOCATION DESCRIPTION

Located in Chicago's Pilsen neighborhood, the property offers convenient access to public transit, downtown, and a range of nearby amenities. Tenants benefit from proximity to the National Museum of Mexican Art and the 18th Street commercial corridor, home to popular cafés, restaurants, and retail. The area combines urban accessibility with a creative, community-focused environment, an ideal setting for a variety of users.

COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

STREET ADDRESS	1616 W 18th Pl
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Pilsen
CROSS STREETS	18th Pl & Ashland Ave.

PROPERTY HIGHLIGHTS

- Prime location in bustling Pilsen Neighborhood
- Ideal for a wide range of commercial needs
- Flexible commercial space
- Professional facade
- Well-appointed interior finishes
- Ample natural light
- Customizable layouts
- Excellent visibility and accessibility

ADDITIONAL PHOTOS

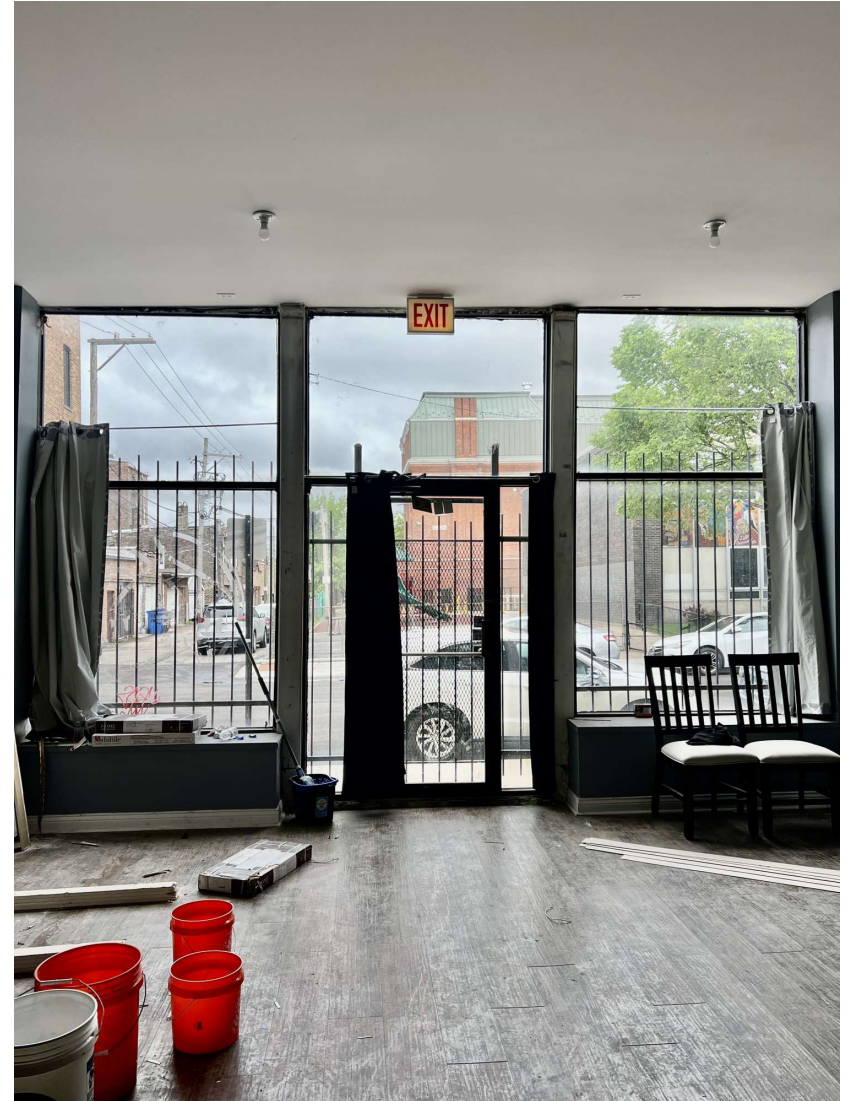


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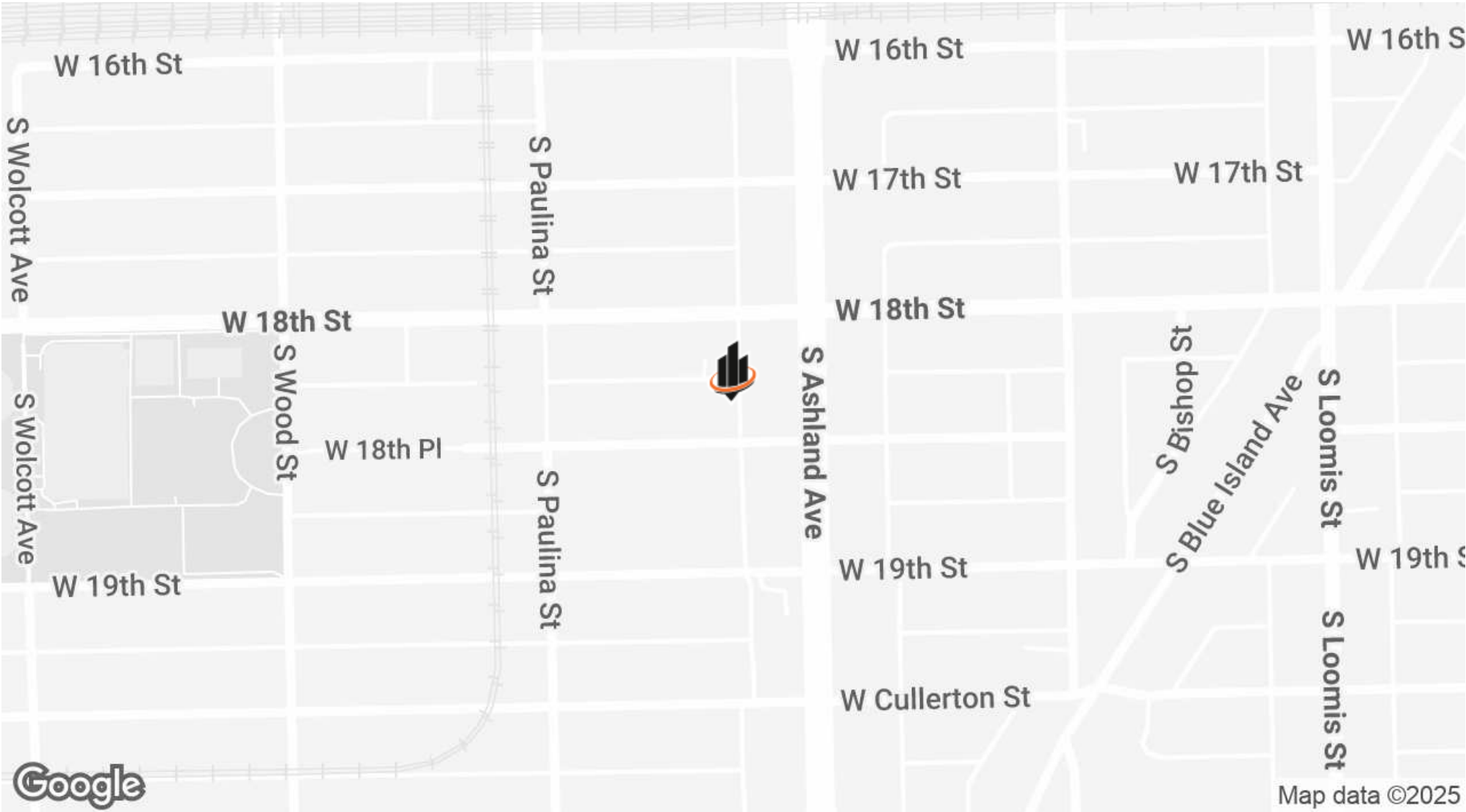
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SVN | CHICAGO COMMERCIAL

LOCATION MAP



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AREA TENANTS AND ATTRACTIONS

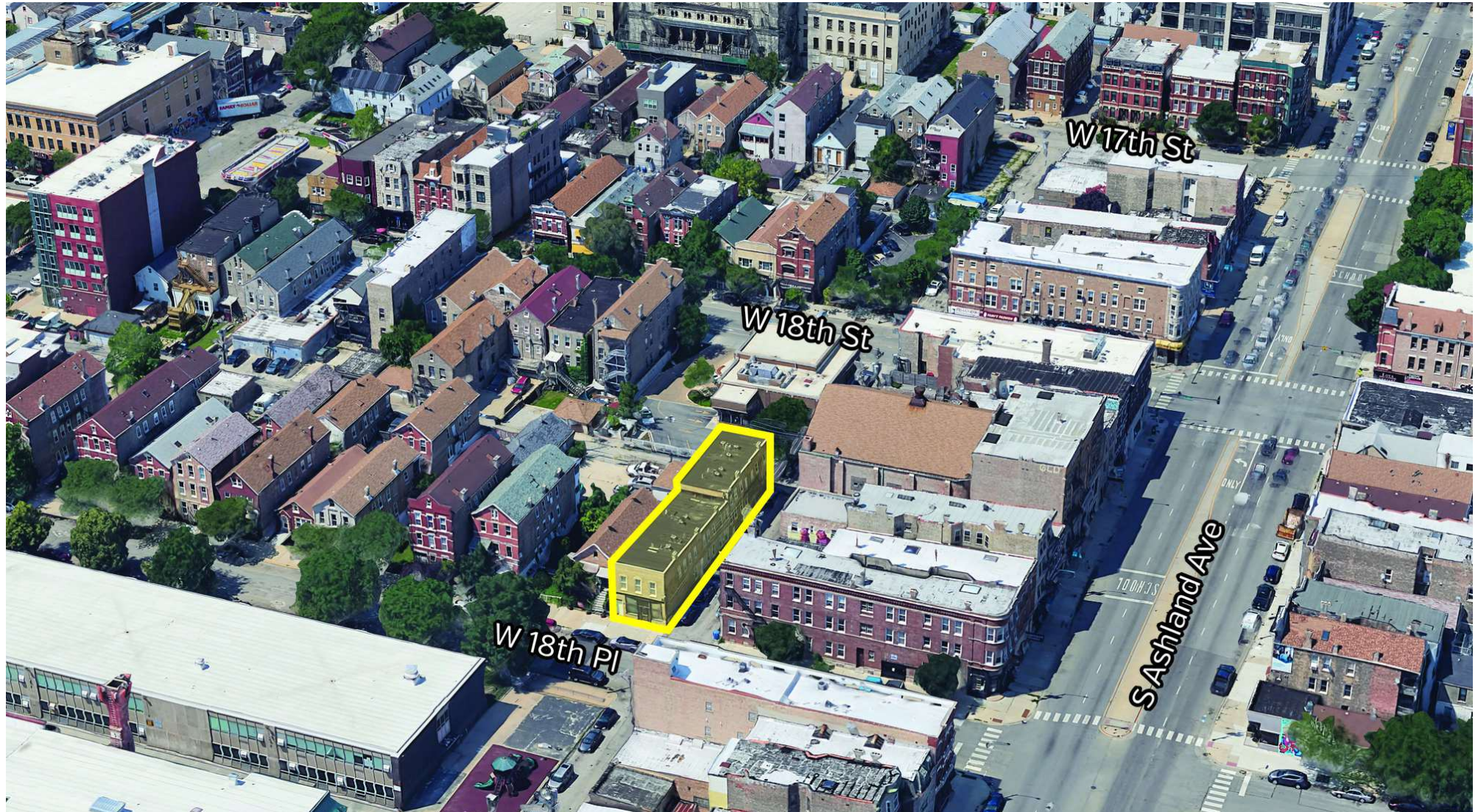


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BIRDSEYE AERIAL



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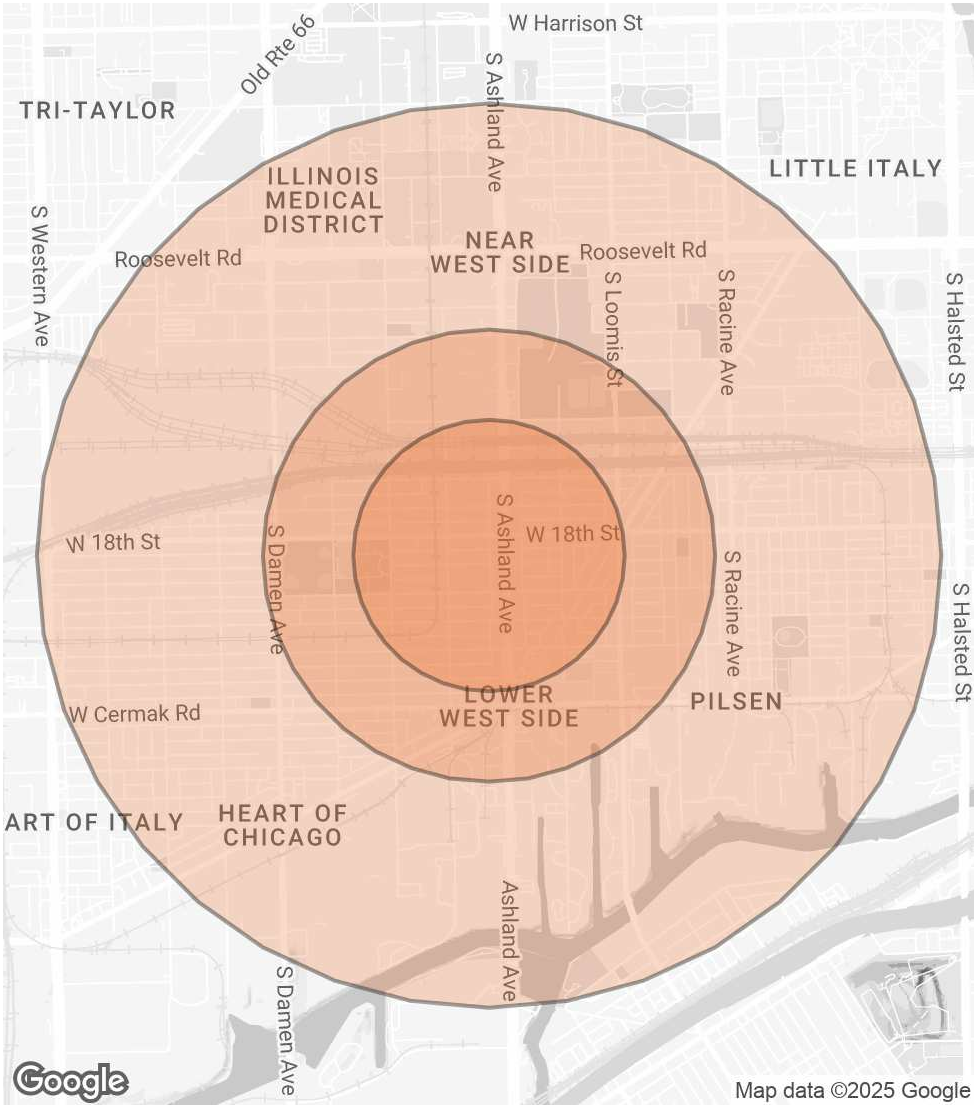
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,916	13,622	39,897
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	36	37	36
AVERAGE AGE (FEMALE)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,828	5,732	17,167
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$82,981	\$83,655	\$86,557
AVERAGE HOUSE VALUE	\$430,319	\$411,558	\$413,276

Demographics data derived from AlphaMap



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ADVISOR BIO 1



JACOB STROM

Senior Advisor

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PROFESSIONAL BACKGROUND

Jacob Strom serves as a Senior Advisor at SVN | Chicago Commercial with over 17 years of experience in all aspects of Retail Real Estate Brokerage including development, leasing, sales, tenant representation, landlord representation, marketing, and site selection. His primary focus is in retail sales, leasing and tenant representation, where he has immeasurable experience working with Landlords and Tenants not only the Chicago DMA but throughout the state of Illinois and Northwest Indiana.

A graduate of the University of Iowa, colleagues and clients describe Jacob as a progressive, driven, down-to-earth, business expert and community leader who can be relied on to offer superior solutions that efficiently deliver desirable results.

When he is not scouring the Chicago area for real estate, his passion is helping others and volunteering. He served as the Secretary of the Board of Directors for KEEN Chicago for over a decade and volunteers regularly with organizations such as My Block, My Hood, My City, Jet City, and The Greater Chicago Food Depository. In addition to being a real estate broker, Jacob works extremely hard to be a broker of good to make his community a better place.

EDUCATION

University of Iowa - BA in Communication Studies / Minor in Business Administration

MEMBERSHIPS

International Council of Shopping Centers

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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