



FOR
LEASE

17 W 35th St, Chicago, IL 60616

PROPERTY INFORMATION

An aerial photograph of Chicago, showing the city skyline in the background with numerous skyscrapers. In the foreground, there's a green baseball field with 'DE LA SALLE' written on the outfield fence. The surrounding area includes residential buildings, parking lots, and a highway with a bridge.

High-Traffic Intersection

Situated at a bustling crossroads, this location benefits from consistent foot and vehicle traffic throughout the day. It's ideal for visibility, accessibility, and attracting both local residents and commuters passing through the area.

Proximity to White Sox Park

Located near the home stadium of the Chicago White Sox, this area sees a surge in activity during baseball season and major events. It offers excellent exposure to fans, tourists, and event-goers, making it a prime spot.

Adjacent to IIT Campus and High School

The Illinois Institute of Technology and high school are just steps away, bringing a steady flow of students, faculty, and staff. This creates a vibrant, youthful energy and a built-in audience for services, dining, or community engagement.

Access to Metra and Red Line Stops

With nearby access to both Metra commuter rail and CTA Red Line stations, the location is exceptionally well-connected. It draws daily commuters from across the city and suburbs, enhancing convenience and increasing potential customer reach.



OVERVIEW



S SATE STREET

PNC BANK



VACANT



JERK & soul food

W 35TH STREET

W 35TH STREET

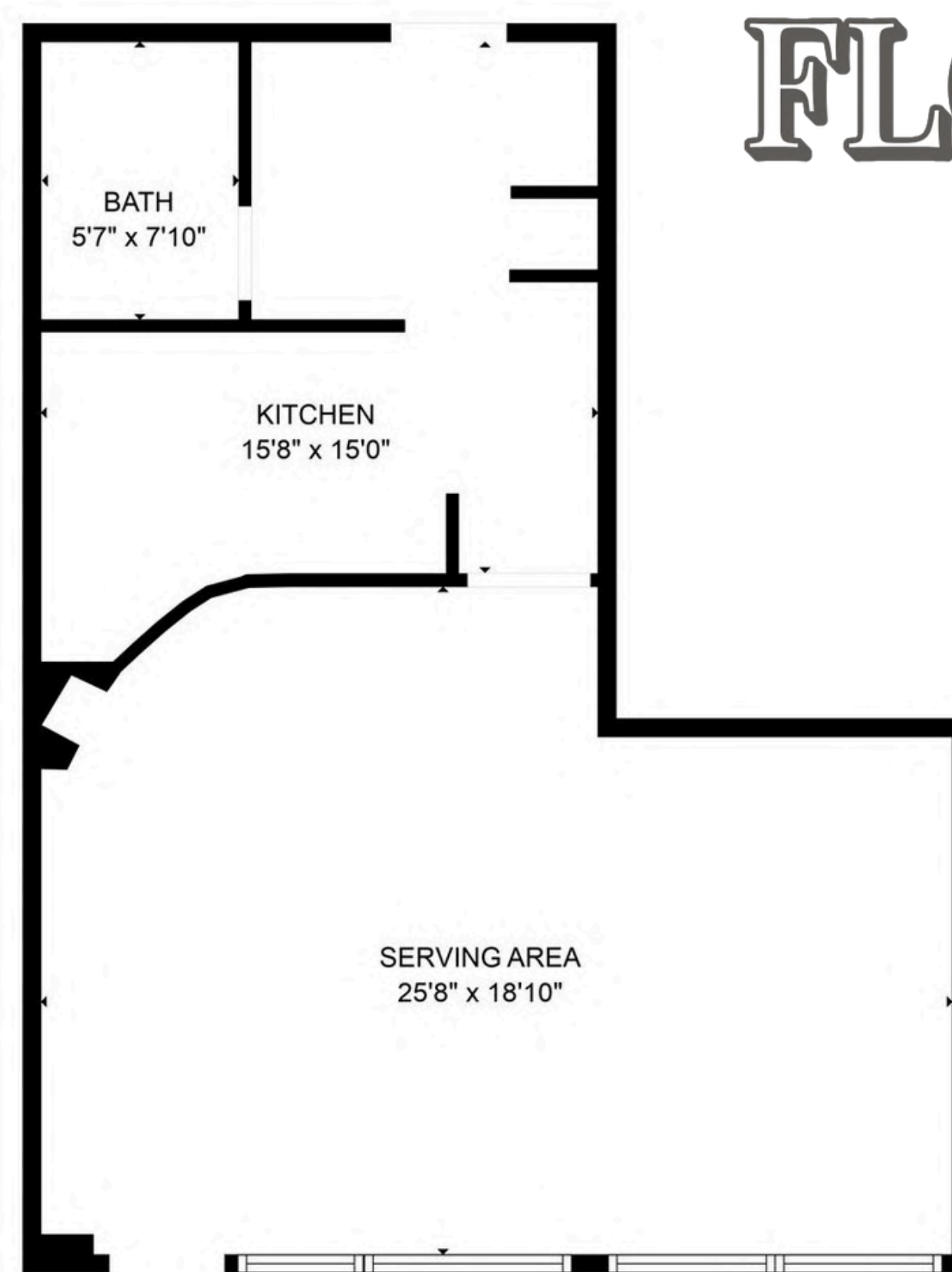


S STATE STREET

SITE PLAN

FLOOR PLAN

715 SQ FT.





Great Location.



Great Price.



Great Size.

RETAIL SPACE

1ST FLOOR

RETAIL SPACE





RETAIL SPACE



VACANT

Chicago White Sox
Baseball Club

JERK & soul
food

FedEx
Office



Bronzeville
ORTHODONTICS

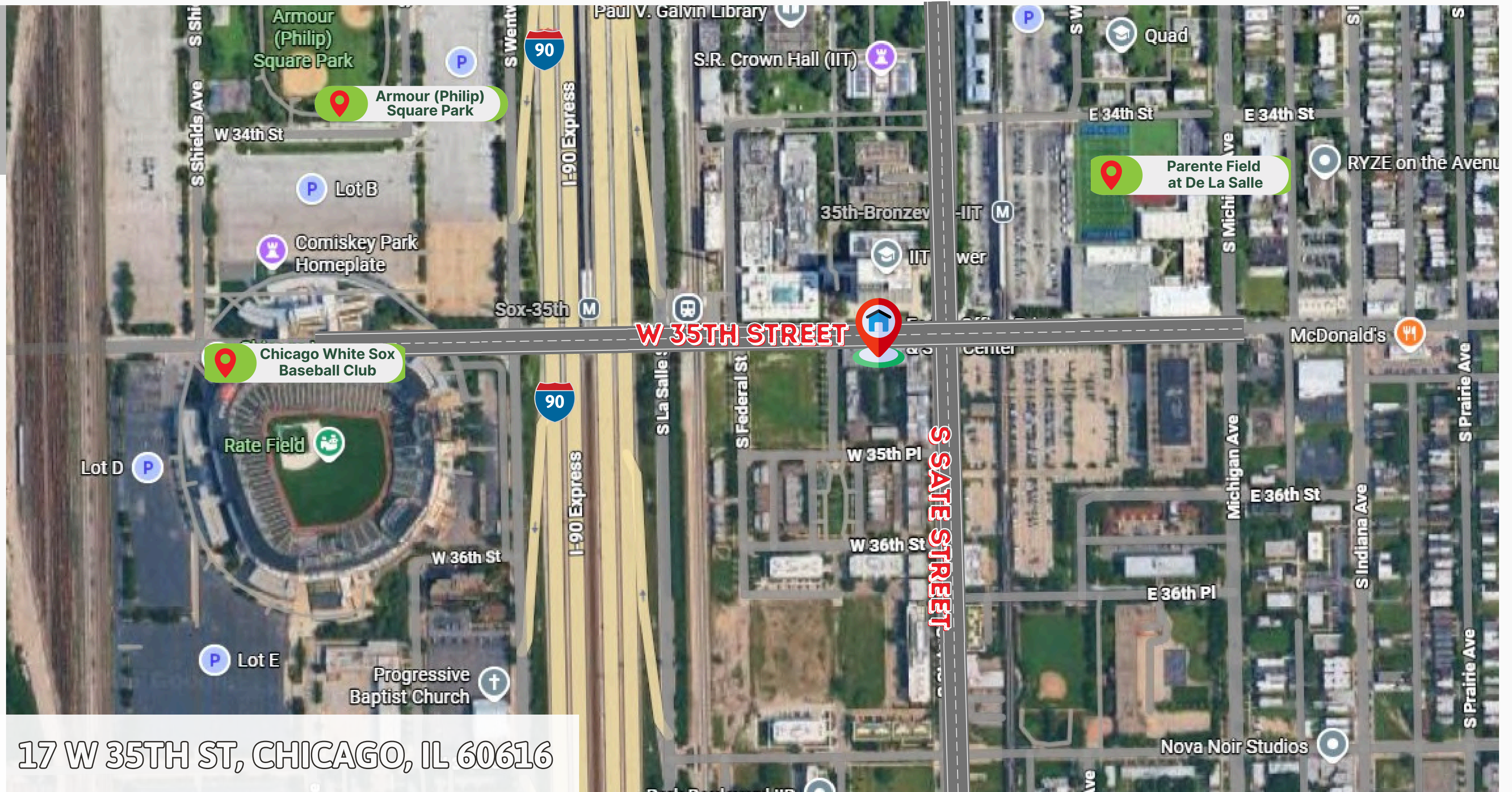


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