

For Lease  
PERFECT SPACE FOR PICKLE BALL CLUB

822 Wilson Ave.  
Chicago, IL 60654



Build-to-suit pickleball facility with 3 indoor courts—plans ready to go. Tenant pays \$150,000 annually plus taxes and amortized T.I. costs. Strong income potential with projected revenue of \$800K in Year 1, growing to \$862K by Year 3.

### PROPERTY HIGHLIGHTS

- High Cube Warehouse for Lease in Uptown
- Potential Pickleball Facility
- Urban Infill/High Density Location
- Parking for Multiple Vehicles
- 2 Blocks from Lake Shore Drive Entrance Ramp

<b>SIZE:</b>	±6,610 SF (Building Footprint)
<b>RENTAL PRICE:</b>	\$12,500 per Month
<b>RENTAL TYPE:</b>	NNN
<b>PASS THROUGHS:</b>	Approx. \$2.50 PSF (Taxes)
<b>ZONING:</b>	PD-37
<b>NEIGHBORHOOD:</b>	UPTOWN

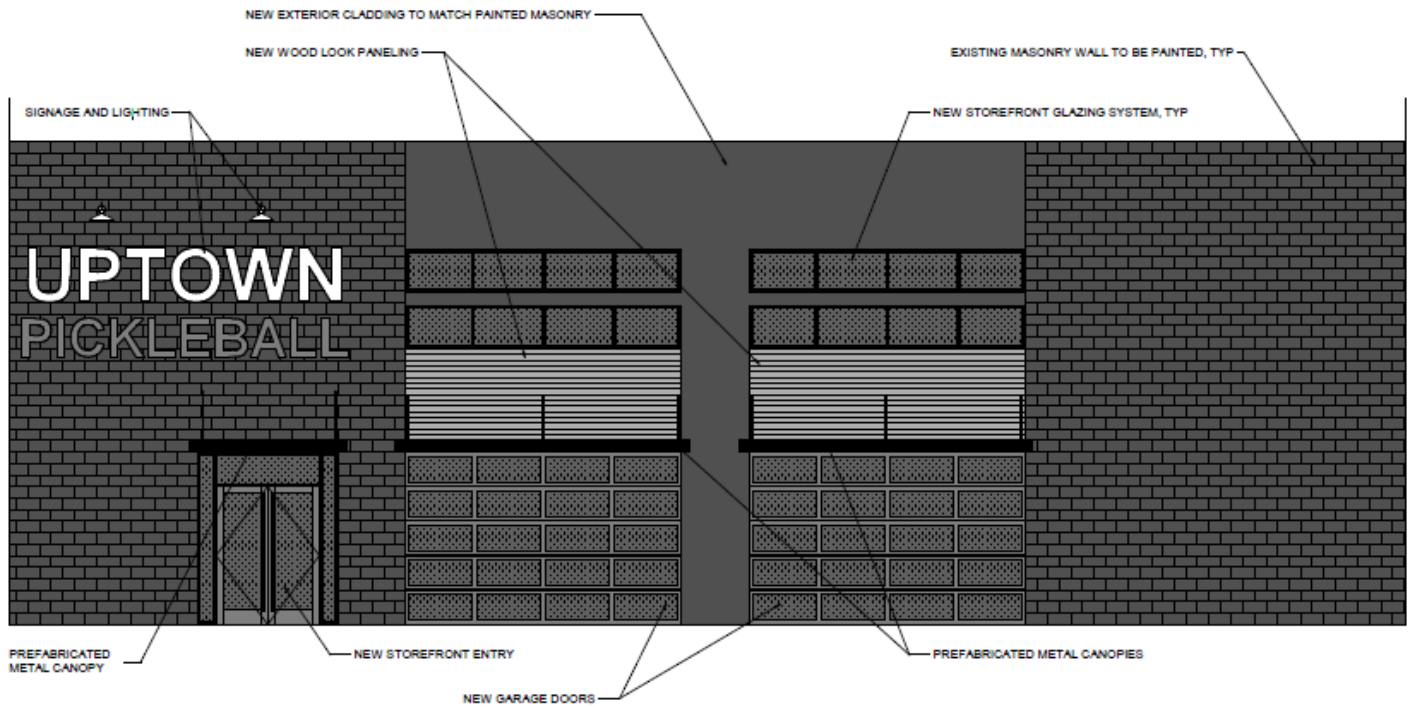
### CONTACT

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# RENDERINGS



## CONTACT

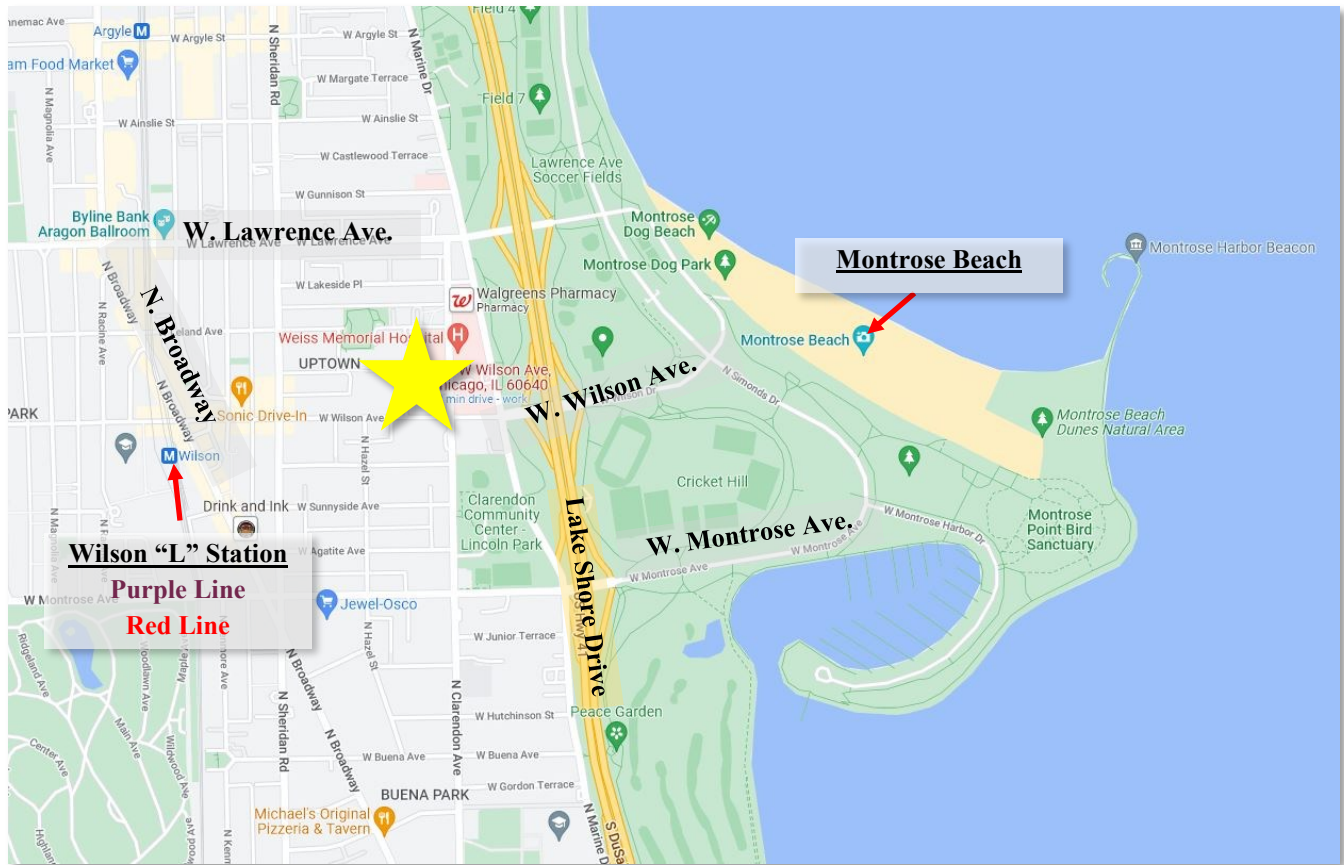
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# LOCATION



- 2 Blocks from Lake Shore Drive
- Walk to Montrose Beach
- Walk to Wilson Purple and Red Line L-Stop

## UPTOWN

### DEMOGRAPHICS (2023)



POPULATION  
57,331



HOUSEHOLDS  
32,643



MEDIAN INCOME  
\$52,004

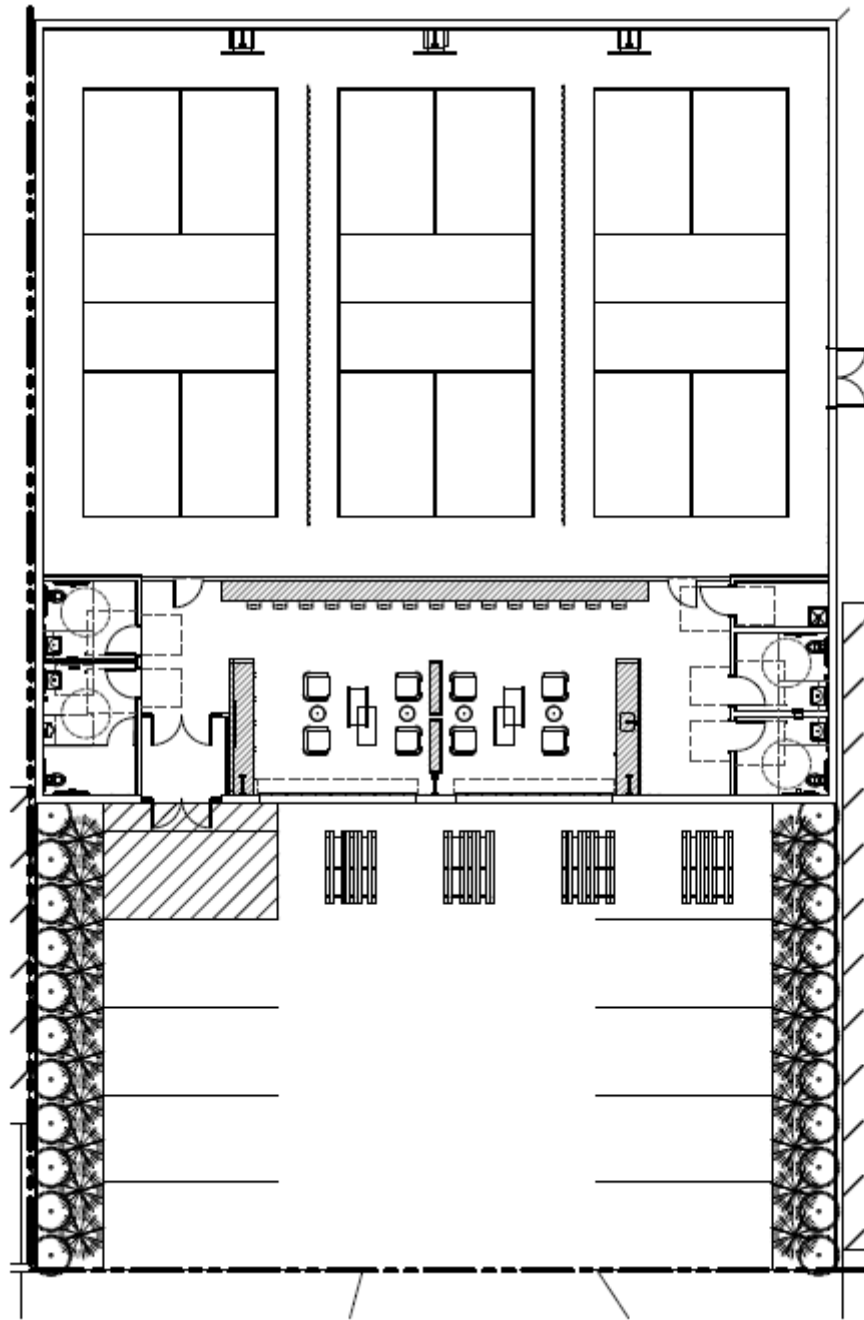
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# SPACE PLAN



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