

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

SIZE: ±6,610 SF
(Building Footprint)

RENTAL PRICE: \$12,500 per Month

RENTAL TYPE: NNN

PASS THROUGHS: Approx. \$2.50 PSF
(Taxes)

ZONING: PD-37

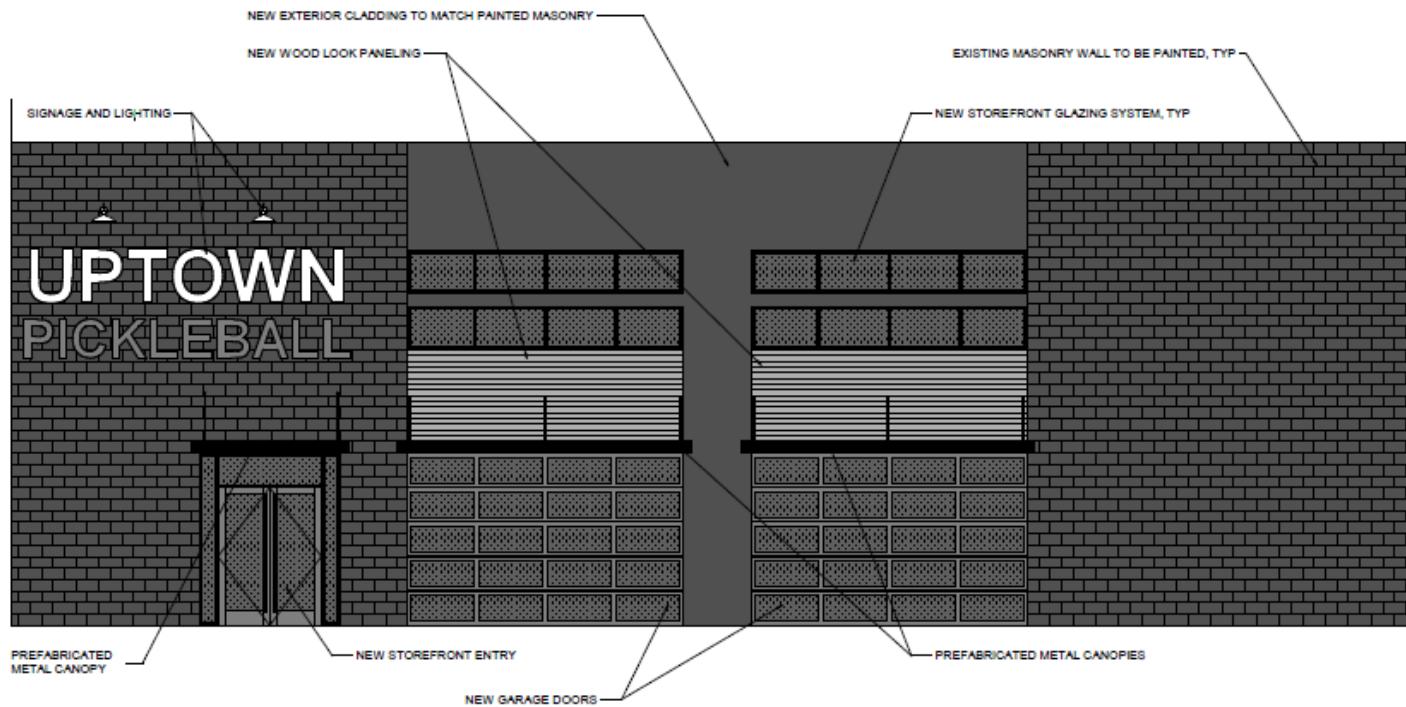
NEIGHBORHOOD: UPTOWN

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Patrick Duffy
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REALTY, LTD.

RENDERINGS

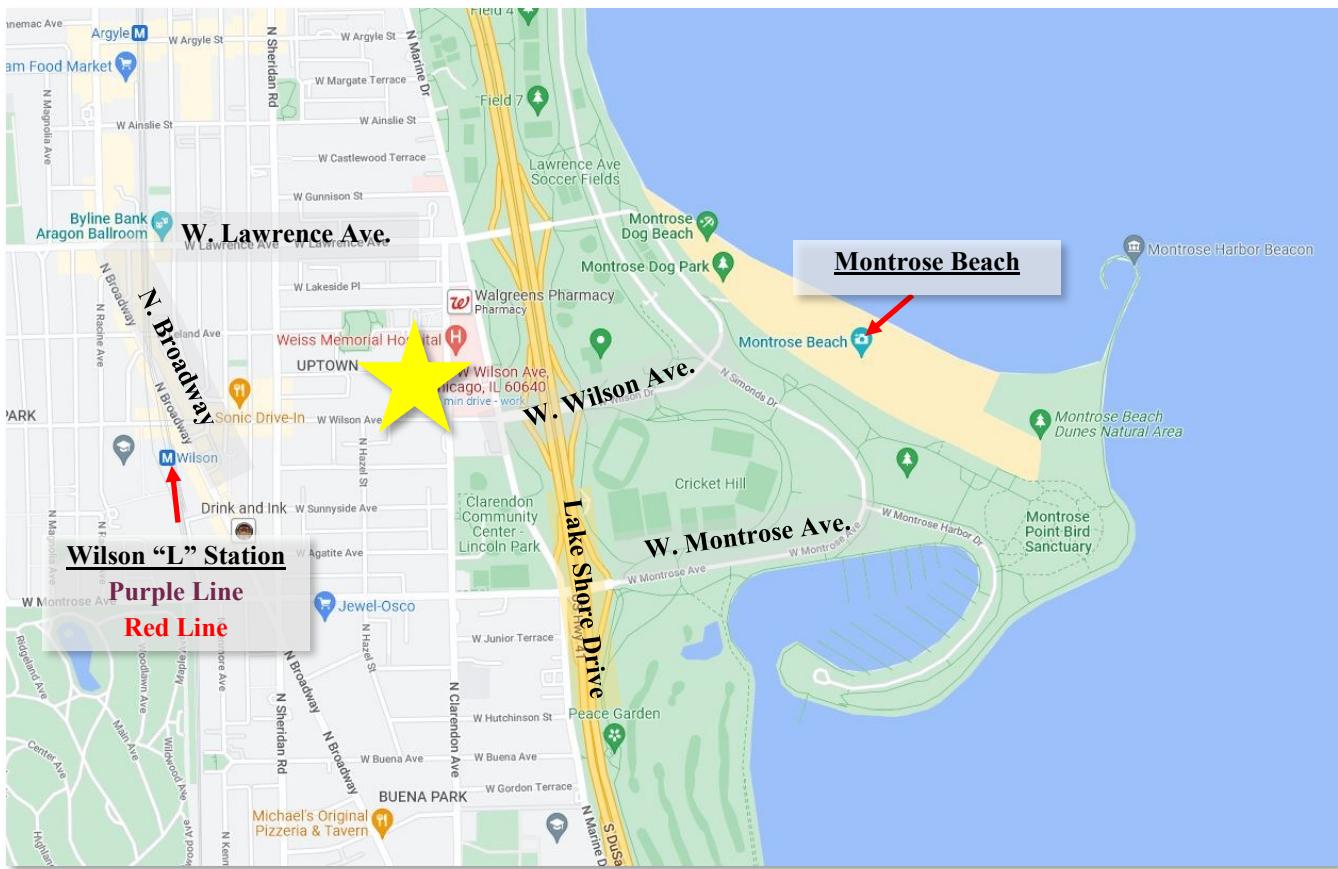


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- 2 Blocks from Lake Shore Drive
- Walk to Montrose Beach
- Walk to Wilson Purple and Red Line L-Stop

UPTOWN

DEMOGRAPHICS (2023)



POPULATION
57,331



HOUSEHOLDS
32,643



MEDIAN INCOME
\$52,004

CONTACT

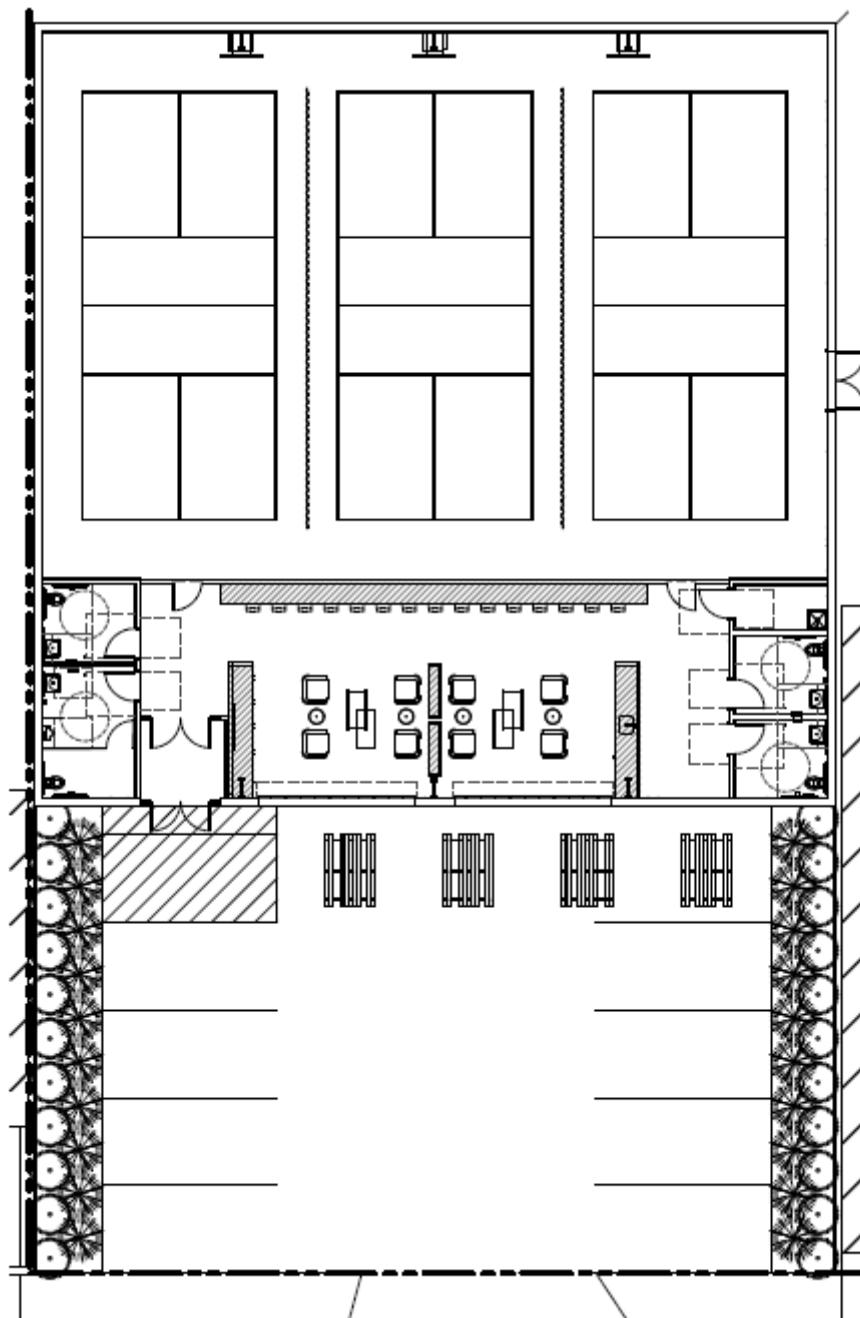
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SPACE PLAN

822 Wilson | UPTOWN

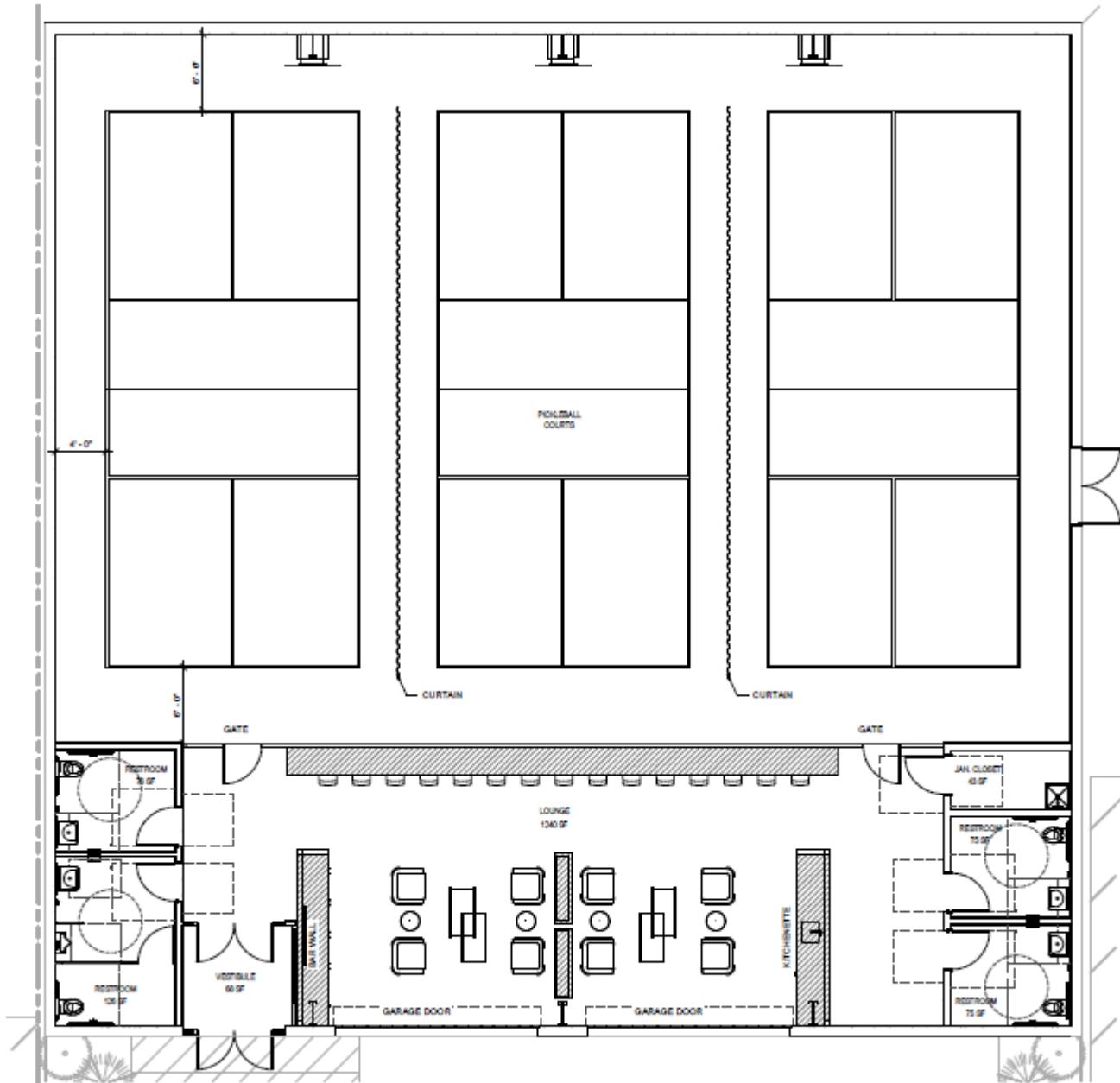


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SPACE PLAN



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