

FOR LEASE

Second Generation Restaurant Space Along Fullerton Avenue in Lincoln Park For Lease- Parking On-Site

1337 W Fullerton Ave | Chicago, IL 60614

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
NNN's:	\$18.32 PSF
Space Size:	3,100 SF
Building Size:	17,360 SF
Year Built:	1988
Zoning:	B3-2
Market:	Chicago
Submarket:	Lincoln Park
Parking Spaces:	30 spaces
Traffic Count:	13,400 VPD

PROPERTY OVERVIEW

3,100 SF second generation restaurant available for lease available for lease along West Fullerton Avenue in Chicago's Lincoln Park neighborhood. The available space is part of an 17,360 SF retail center with co-tenants: Dunkin' Donuts, The UPS Store, 7-Eleven and LA Tan, among others. The property is located in the heart of DePaul's Lincoln Park campus offering visibility and exposure to over 14,000 VPD along Fullerton Ave plus ample foot traffic. Additionally, the property is located in a prominent commercial corridor, filled with a variety of national and local retailers. Excellent accessibility located just west of the Fullerton "L" Station and just one mile from both Lake Shore Drive and the Kennedy Expressway (I-94/I-90). The center also features 30 surface parking spaces (1.72/1,000 SF) and pylon signage along Fullerton Avenue. Neighboring retailers include Whole Foods, CVS/Pharmacy, Starbucks, Walgreens, Lake Shore Fitness, Lou Malnati's, TCF Bank, Burger King, Sport Clips, among others.

PROPERTY HIGHLIGHTS

- Fully built-out restaurant available for lease in the heart of DePaul's Lincoln Park campus
- The center features 30 surface level parking spaces on-site (1.72/1,000 SF)
- Located adjacent to the DePaul University main campus (15,000+ students)
- Conveniently located steps from the Fullerton "L" Station and is one mile from the Kennedy Expressway and Lake Shore Drive

Frontline Real Estate Partners

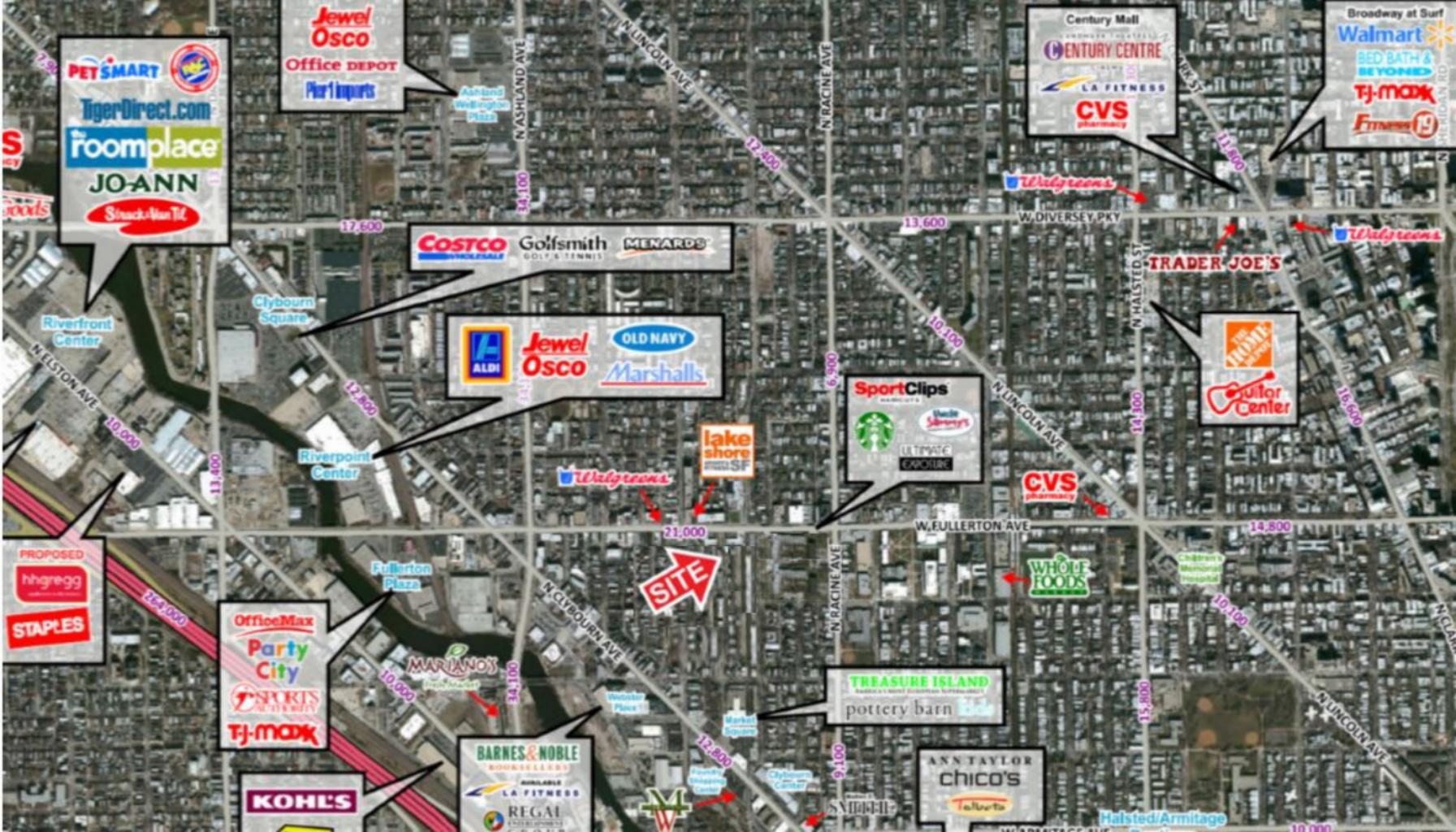
Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

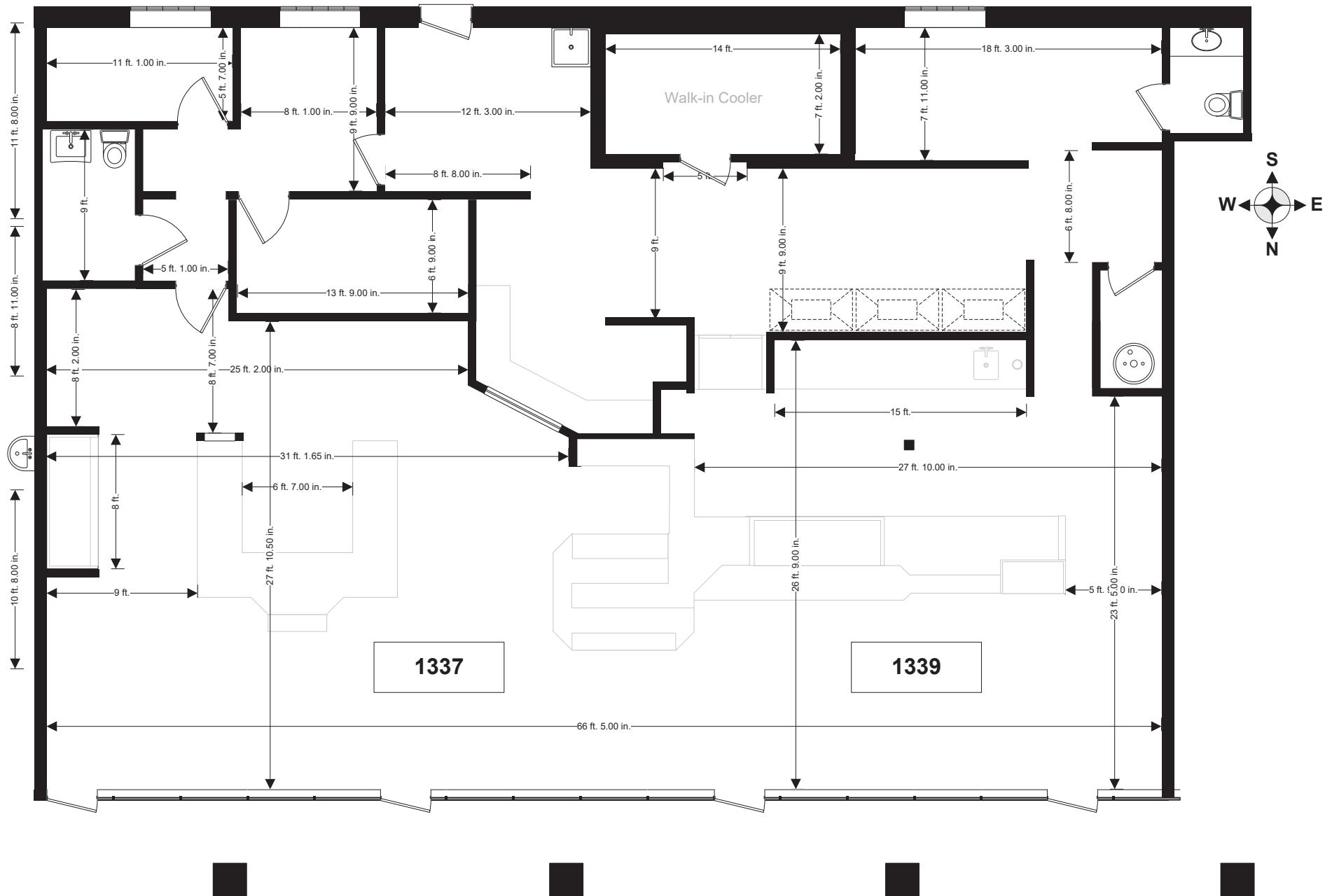
MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106





1331- 55 West Fullerton Chicago

DRAWN JUST Floorplans - Chicago

ISSUED

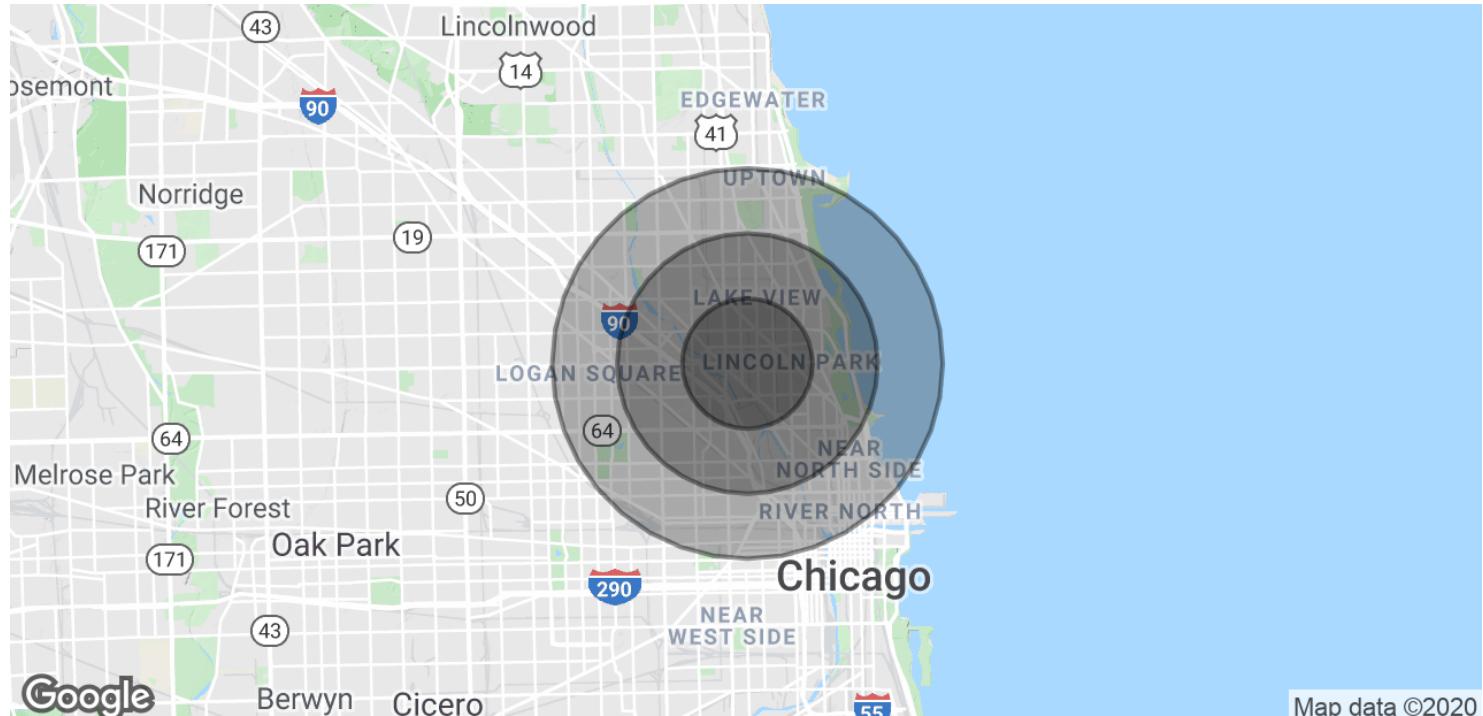
SIZE	FSCM NO	DWG NO	REV
1/8" = 1'-0"			
SCALE		SHEET	1331

FOR LEASE

Second Generation Restaurant Space Along Fullerton Avenue in Lincoln Park For Lease- Parking On-Site

1337 W Fullerton Ave | Chicago, IL 60614

DEMOGRAPHICS MAP &
REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	59,123	258,832	517,407
Median age	29.3	30.9	32.3
Median age (Male)	29.3	31.5	32.9
Median age (Female)	29.3	30.3	32.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	25,057	127,262	258,561
# of persons per HH	2.4	2.0	2.0
Average HH income	\$150,318	\$117,818	\$104,103
Average house value	\$682,880	\$638,195	\$533,880

* Demographic data derived from 2010 US Census

Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

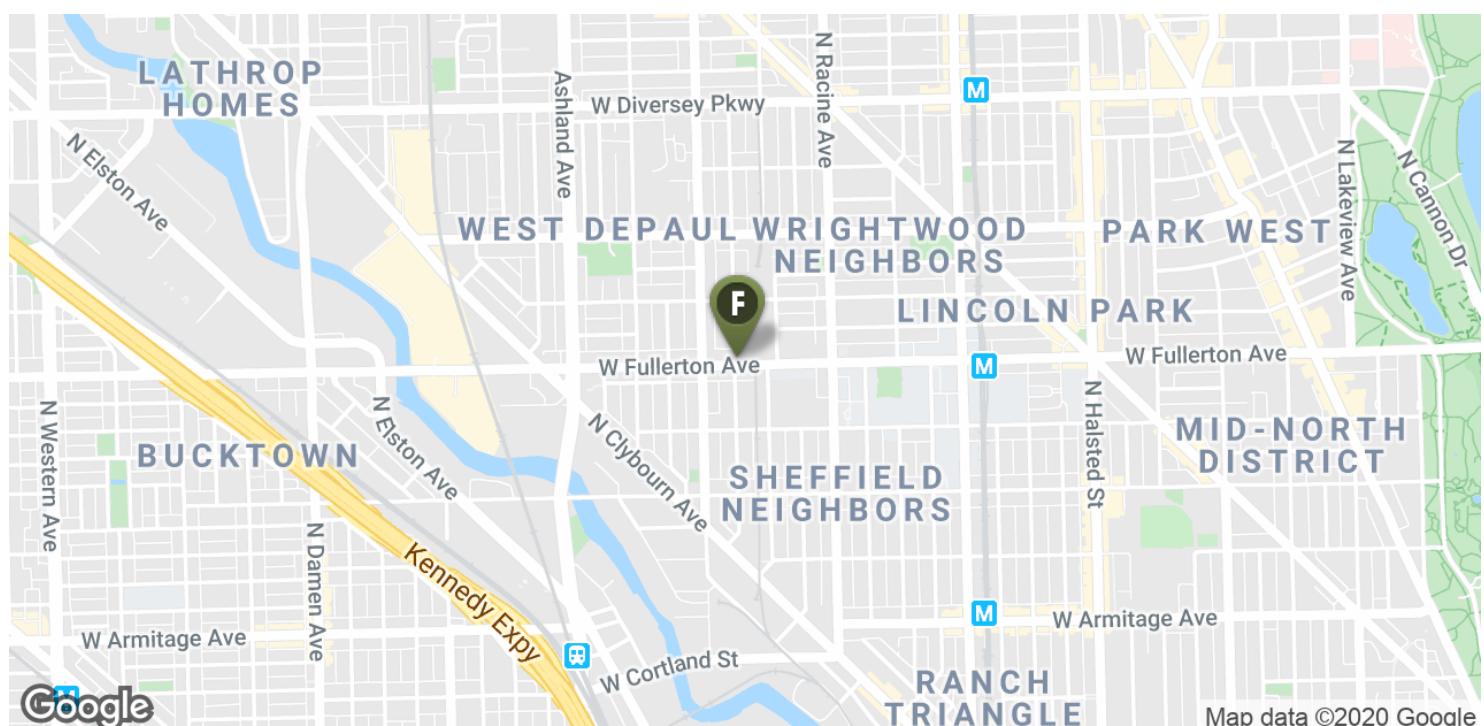
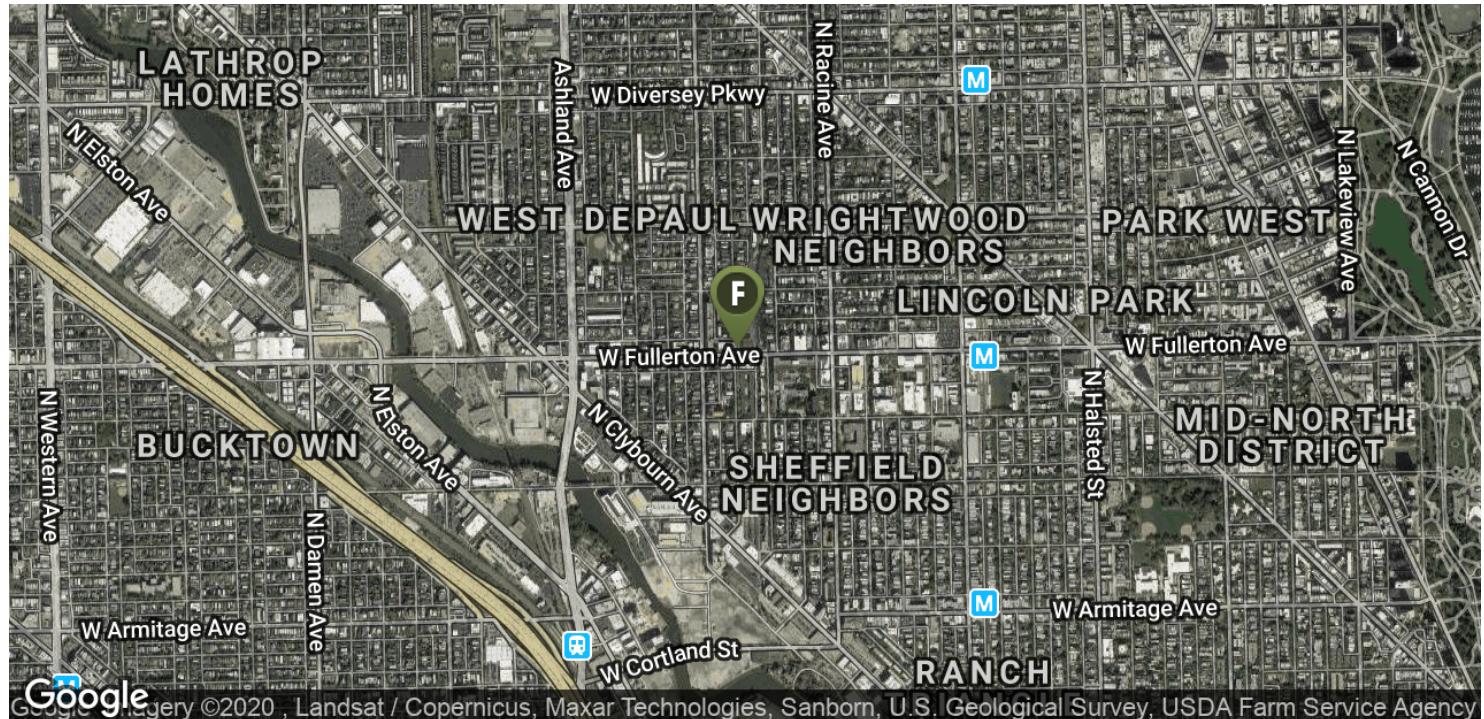
ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

FOR LEASE

Second Generation Restaurant Space Along Fullerton Avenue in Lincoln Park For Lease- Parking On-Site

1337 W Fullerton Ave | Chicago, IL 60614

LOCATION MAPS



Frontline Real Estate Partners

Frontline Real Estate Partners
477 Elm Place
Highland Park, IL 60035
frontlinerepartners.com

MATTHEW TARSHIS Executive Vice President
mtarshis@frontlinerepartners.com (P) 847.780.8063 (C) 847.542.9058

ANDREW RUBIN Senior Vice President
arubin@frontlinerepartners.com (P) 224.628.4005 (C) 224.628.4005

ANDREW PICCHIETTI Associate
apicchietti@frontlinerepartners.com (P) 847.602.2005 (C) 847.602.2005

ZACK PEARLSTEIN Senior Associate
zpearlstein@frontlinerepartners.com (P) 847.275.6106 (C) 847.275.6106

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR LEASE

Second Generation Restaurant Space Along Fullerton Avenue in Lincoln Park For Lease- Parking On-Site

1337 W Fullerton Ave | Chicago, IL 60614

ADDITIONAL PHOTOS

