



FOR LEASE

3500 N. Halsted Street

3500 N. HALSTED STREET

Chicago, IL 60657

PRESENTED BY:

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com

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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.

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$38/PSF NNN
AVAILABLE SF:	1,686 SF
ZONING:	C1-2
CEILING HEIGHT:	13'
WARD:	44th



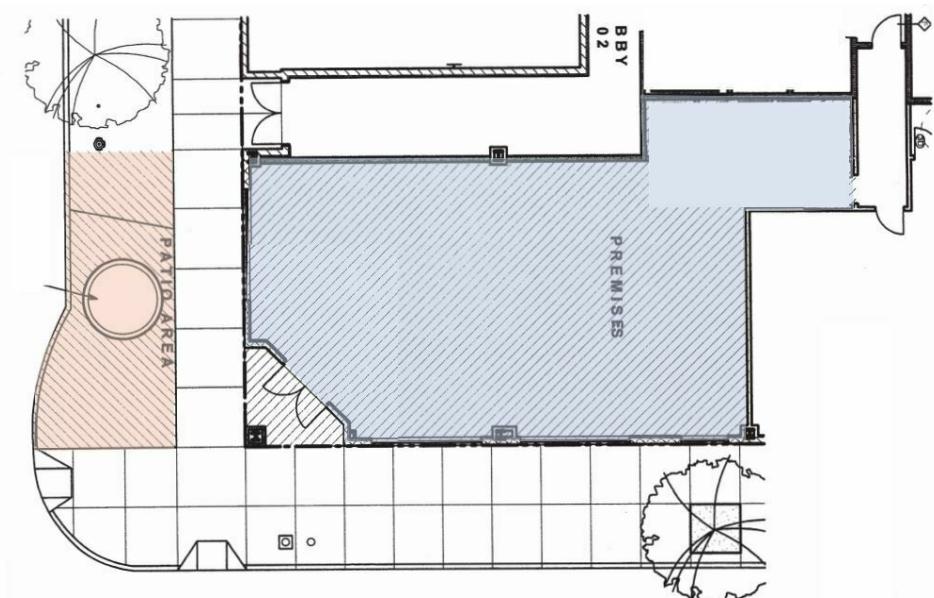
PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 3500 N. Halsted Street for LEASE. Located in the East Lakeview neighborhood at the stop-sign corner of Halsted and Cornelia, the Retail/Café space is a 1,686 SF fully-built former coffee shop. It boasts marble and stainless steel display counters, extensive refrigeration equipment, a triple-compartment sink, porcelain tile "wood floors", two ADA compliant bathrooms, and high 13' ceilings. With the potential for sidewalk café seating, this move-in ready space offers a prominent corner location with 75' frontage along Halsted & Cornelia. The property is zoned C1-2. Metered street parking and surface parking are adjacent, along with convenient public transportation options. In addition to being across from the new 71,000 SF Howard Brown Health Center; Wrigley Field, Whole Foods, and Target are all within three (3) blocks of the property. Please contact listing advisor for further information.

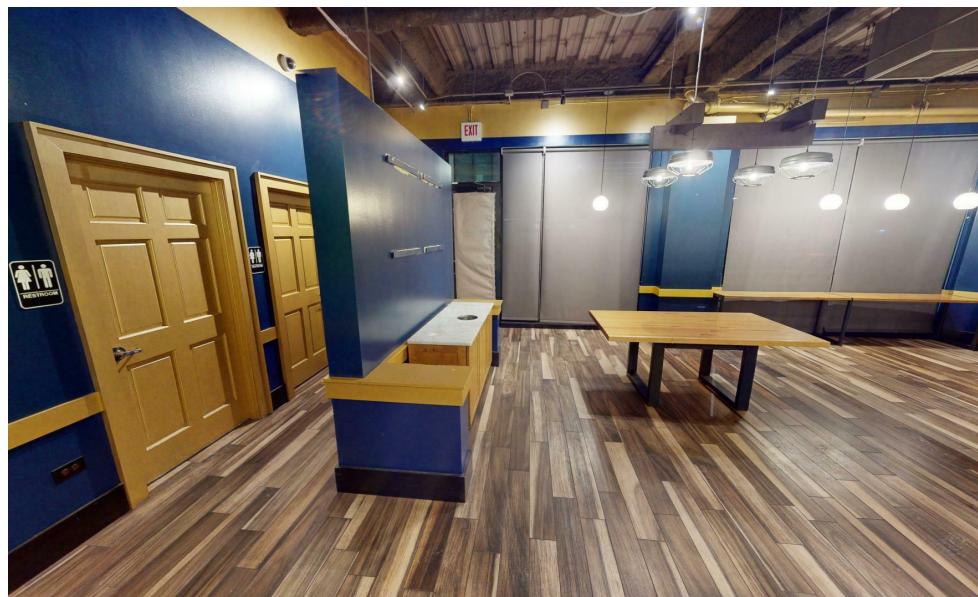
COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

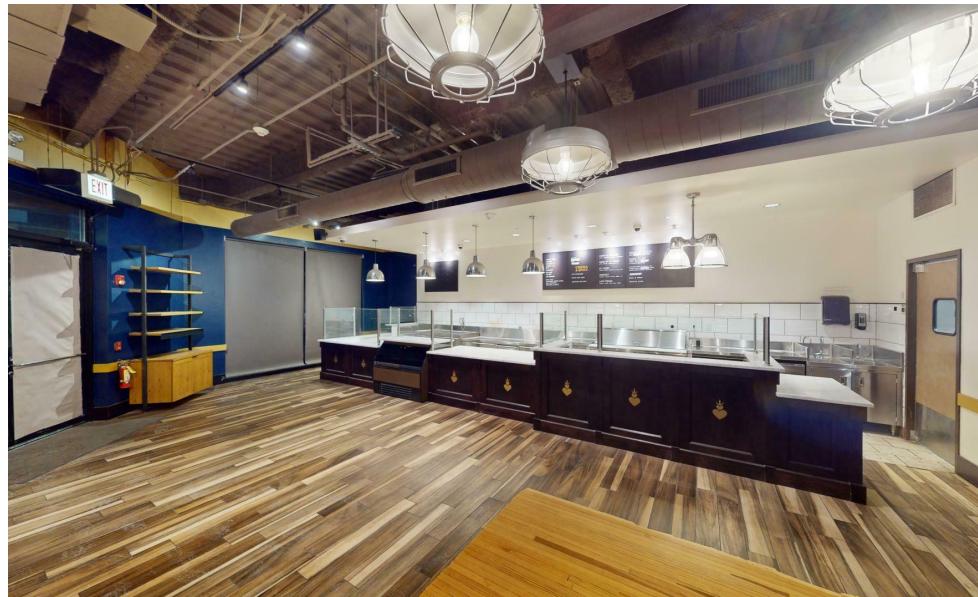
- 1,686 SF Street Retail/Café Space For LEASE
- Located at the Base of a 4-Story Mixed-Use Building with 25 Luxury Condos
- Former Coffee Shop Fully Fixtered with Marble and Stainless Steel Prep and Display Counters, Extensive Refrigeration Equipment, and Triple Compartment Sink
- Move-In Ready with Porcelain Tile "Wood Floors", Two (2) ADA Compliant Bathrooms
- High Ceilings (13')
- Potential for Sidewalk Café Seating Area
- Prominent Stop-Sign Corner with 75' Frontage Along Halsted & Cornelia
- Metered Street Parking and Nearby Surface Lot Available
- C1-2 Zoning
- Black Iron Ventilation Not Allowed
- East Lakeview Neighborhood
- Across From New 71,000 SF Howard Brown Health Center
- Within Three (3) Blocks of Wrigley Field, Whole Foods, and Target
- Halsted (#8) Bus Stop Directly in Front of Space, CTA Redline Stop (Addison) 2.5 Blocks Away



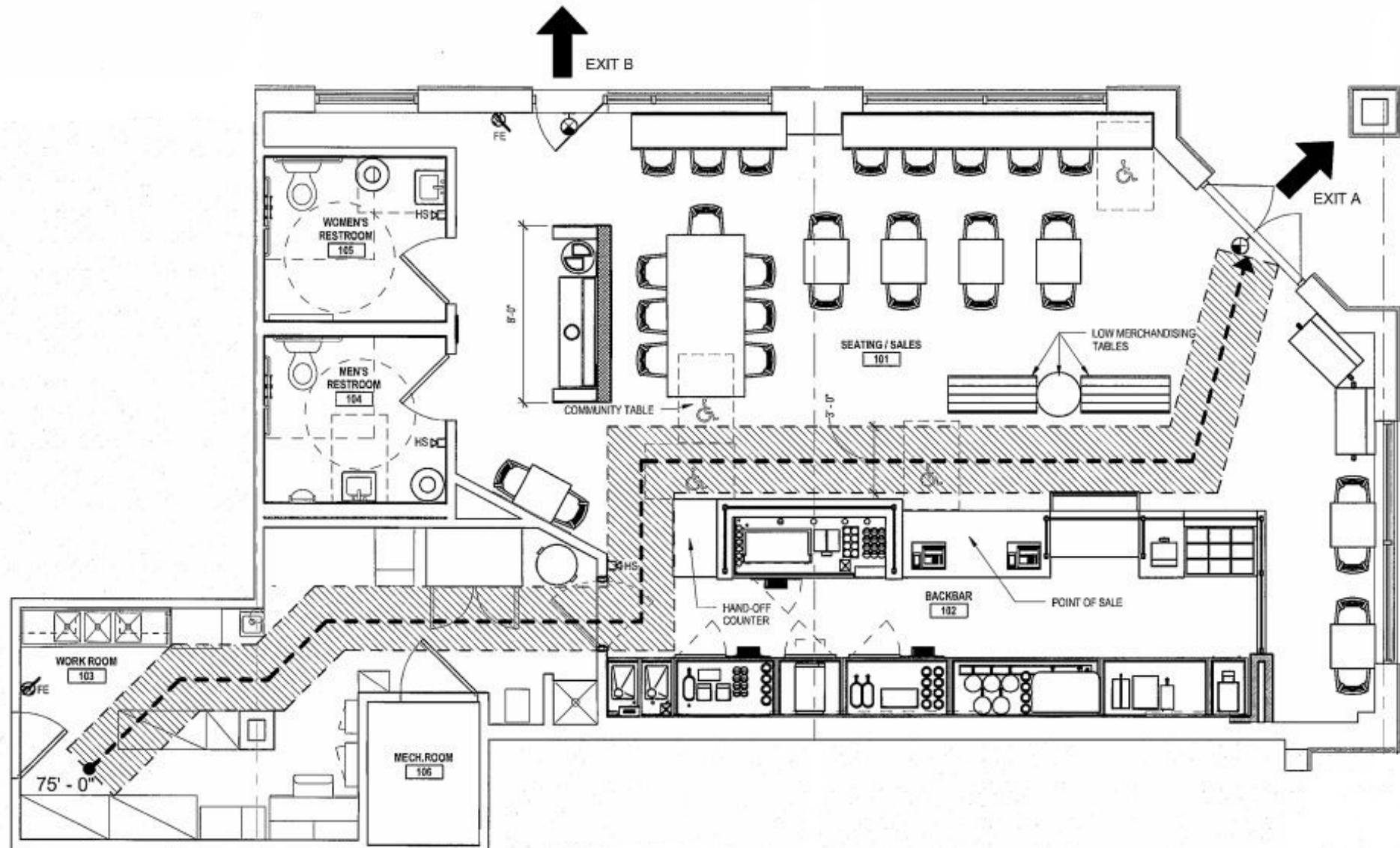
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN

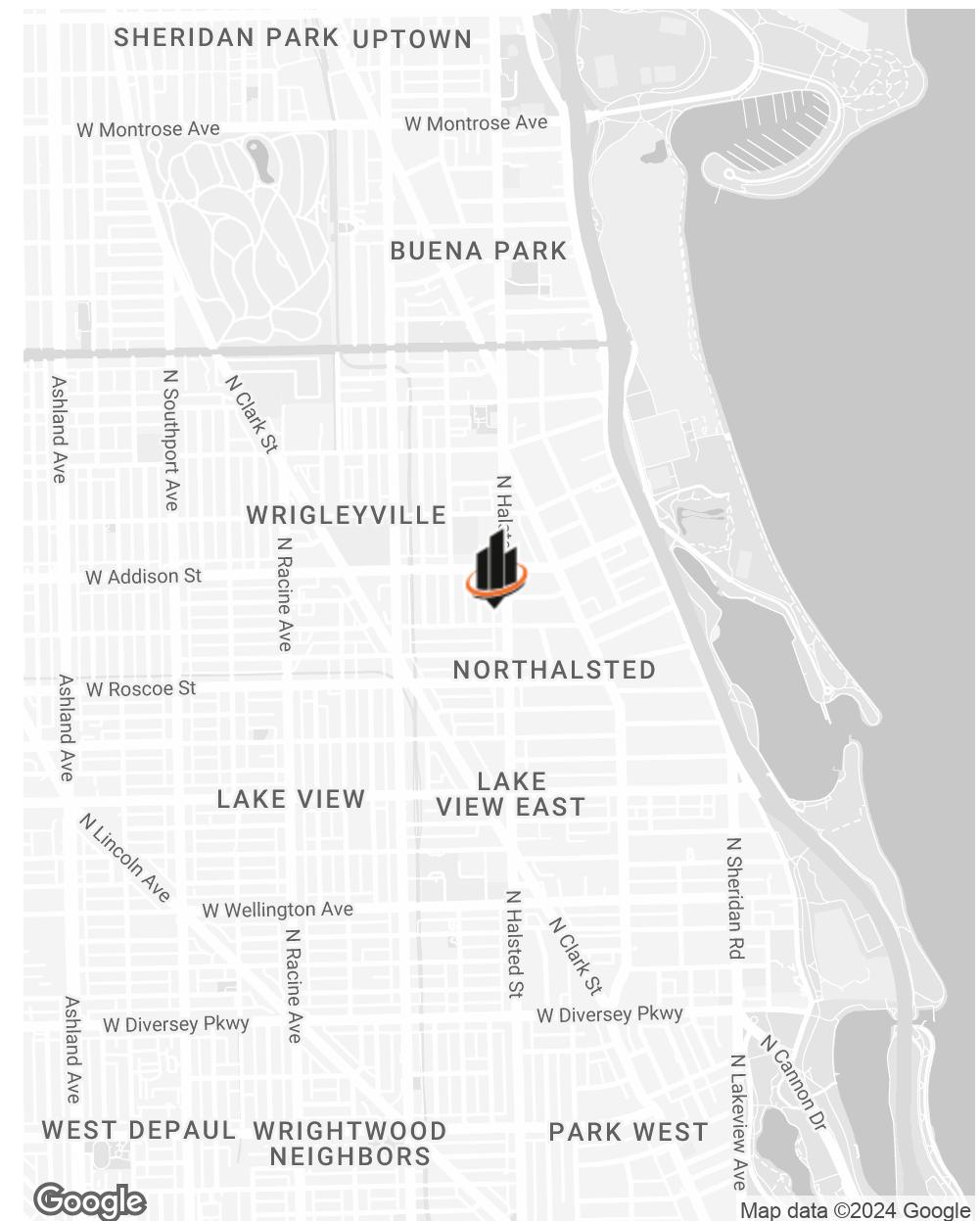
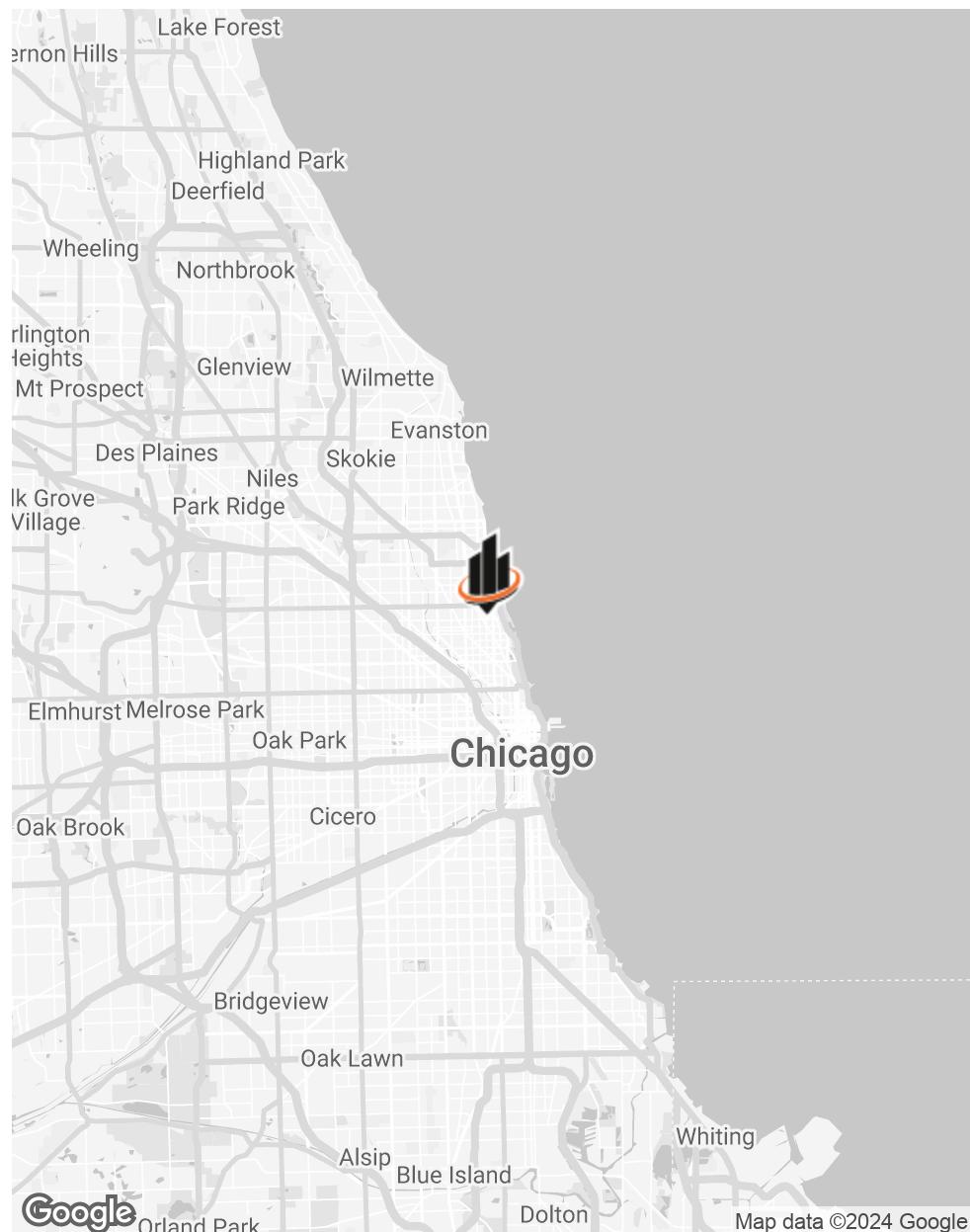


Furniture Not Available

RETAIL AERIAL MAP



LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	32,828	92,100	159,024
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	36	37	36

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	19,843	54,090	87,460
# OF PERSONS PER HH	1.7	1.7	1.8
AVERAGE HH INCOME	\$139,867	\$148,561	\$163,711
AVERAGE HOUSE VALUE	\$606,790	\$655,994	\$743,056

Demographics data derived from AlphaMap

