



THE

*Rosie*

1461 S BLUE ISLAND  
CHICAGO, IL

*Retail For Lease*

# Retail for Lease

2,036 - 4,912 SF



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- *On-site Parking*
- *Open Floor Plans*
- *Corner Visibility*
- *Courtyard Space | Potential Outdoor Dining*
- *Prime Location | 1.5 Miles from CBD*
- *Close Proximity to UIC & Illinois Medical District*
- *Outdoor Dog Run*
- *Superb Visibility*

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$22.00 - 25.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	2,036 - 4,912 SF
<b>BUILDING SIZE:</b>	7,000 SF

## PROPERTY DESCRIPTION



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Located at 1461 South Blue Island Avenue, Chicago, this impressive property offers an exceptional leasing opportunity. Boasting a prime location, this space provides ample square footage for future tenants to customize according to their needs. The property features modern amenities, ample parking, and excellent visibility. The open layout and high ceilings offer endless potential for businesses seeking a dynamic and adaptable space. Positioned in a bustling area, this property presents an exciting opportunity for businesses looking to thrive in a vibrant community. Don't miss the chance to make this versatile space your own.

## LOCATION DESCRIPTION

The location is nestled in Chicago's vibrant Pilsen neighborhood, renowned for its artistic spirit, diverse community, and rich cultural offerings. This sought-after locale boasts an array of eclectic dining options, independent art galleries, and trendy boutiques, all within walking distance. For creative professionals seeking a stimulating workspace, the nearby National Museum of Mexican Art and the bustling 18th Street Corridor provide an inspiring backdrop. With convenient access to public transportation and close proximity to downtown Chicago, this dynamic area presents an exciting opportunity for businesses looking to establish a presence in a thriving and culturally rich urban environment. The site is conveniently located between Pilsen, Little Italy, University Village and the Illinois Medical District.

## PROPERTY DETAILS

LEASE RATE	\$22.00 - 25.00 SF/YR
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### LOCATION INFORMATION

BUILDING NAME	The Rosie
STREET ADDRESS	1461 South Blue Island Avenue
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Pilsen   University Village
CROSS-STREETS	Blue Island & Racine

### BUILDING INFORMATION

BUILDING SIZE	7,000 SF
TENANCY	Single
YEAR BUILT	2021

### PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Street Retail
CORNER PROPERTY	Yes

### PARKING & TRANSPORTATION

STREET PARKING	Yes
PARKING TYPE	Surface
NUMBER OF PARKING SPACES	20

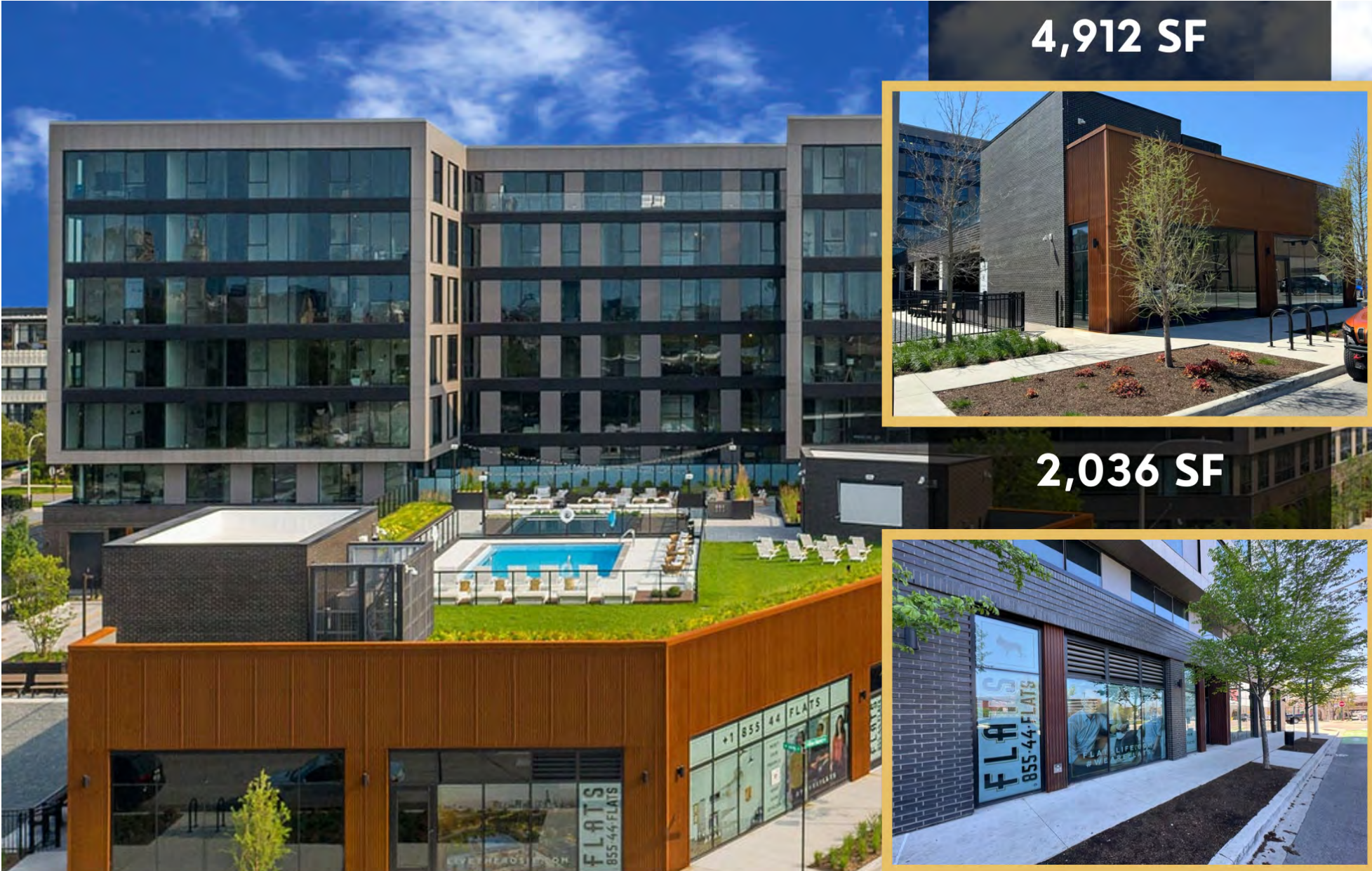
### UTILITIES & AMENITIES

CENTRAL HVAC	Yes
BLACK IRON	Yes   4,912 SF Unit

### LEASE TERMS

NNN EXPENSES (RET & CAM)	\$12.00 PSF
TENANT IMPROVEMENT ALLOWANCE	Negotiable
RENT ABATEMENT	Negotiable

ADDITIONAL PHOTOS

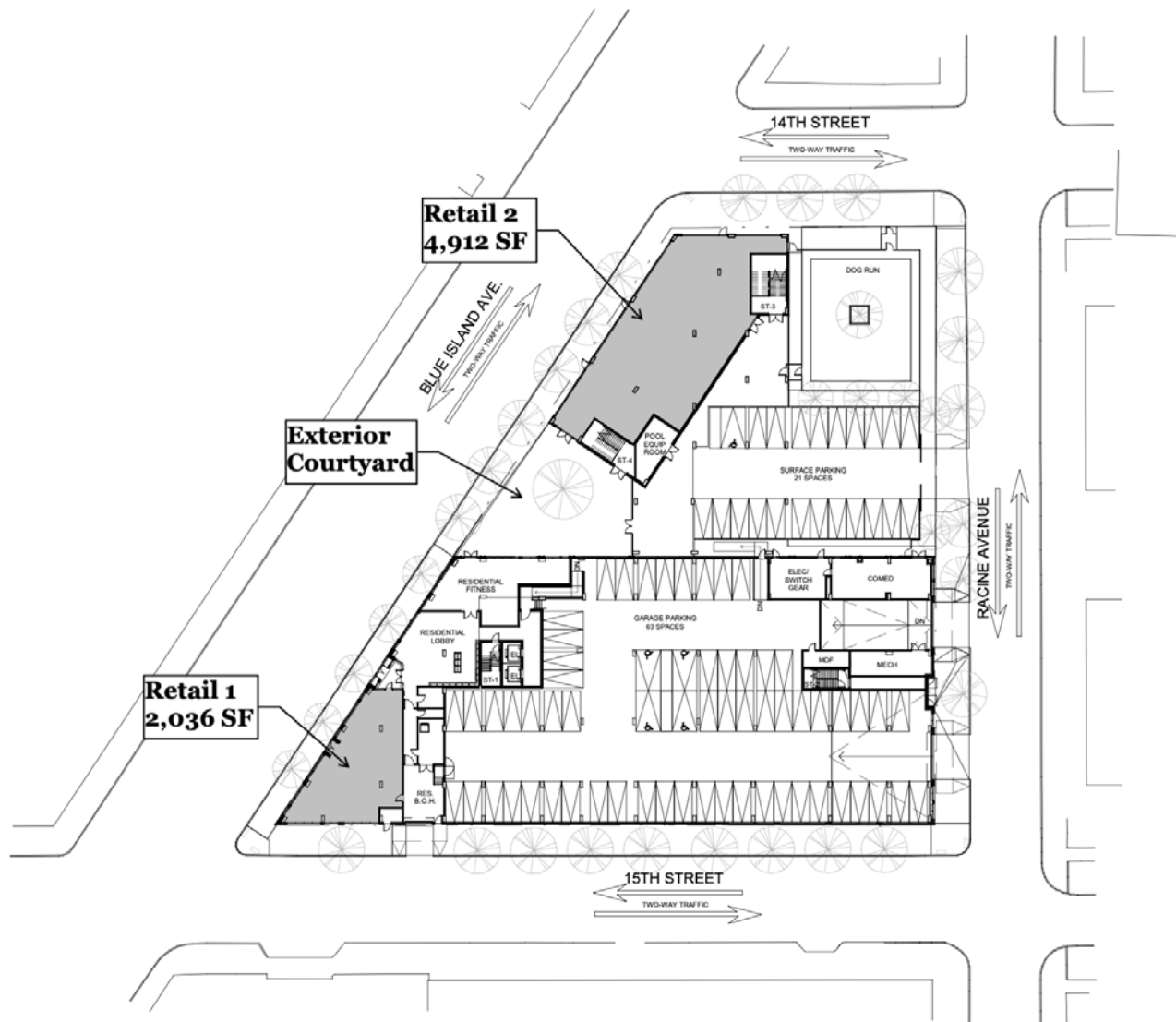


4,912 SF

2,036 SF

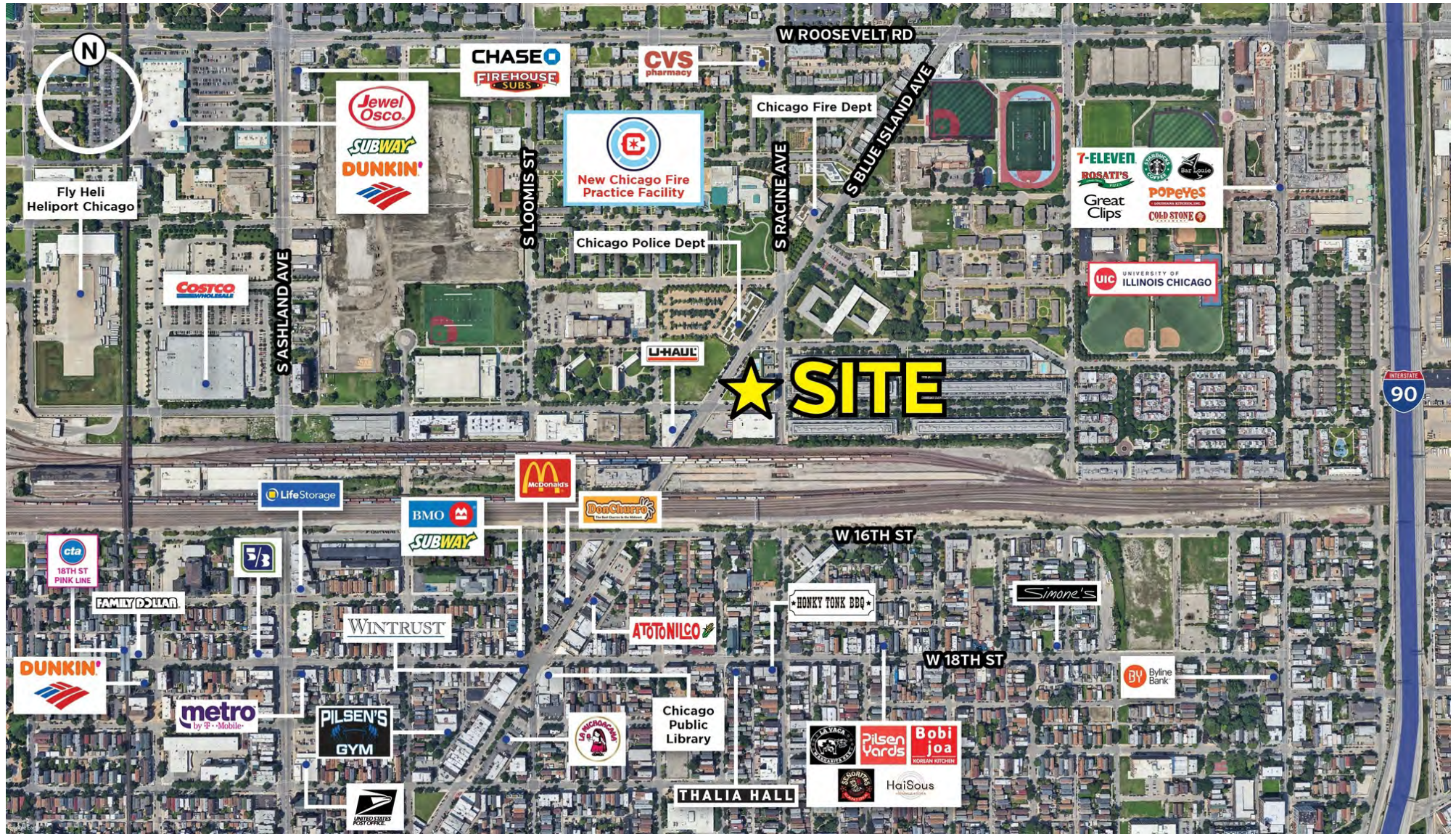
ADDITIONAL PHOTOS

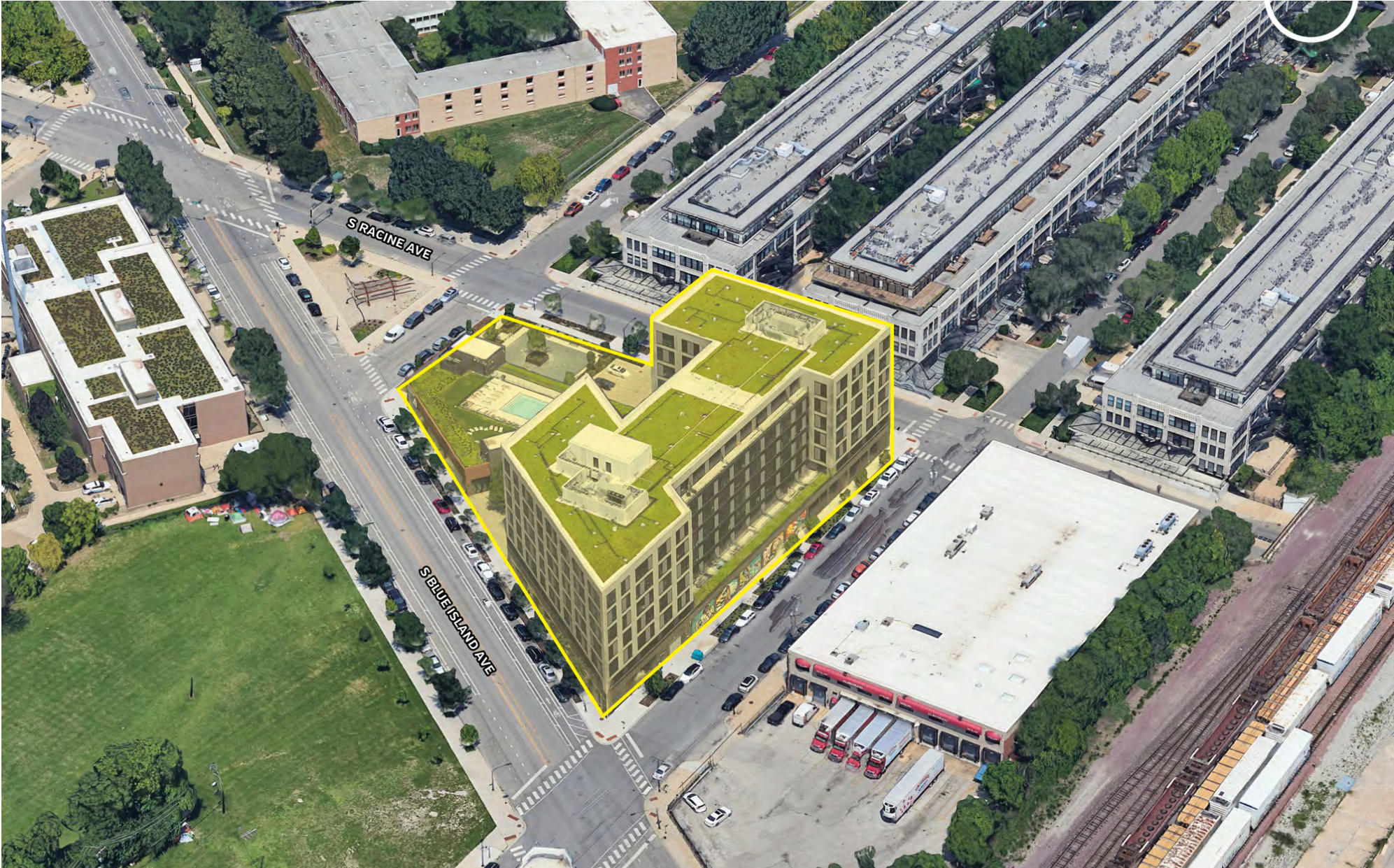


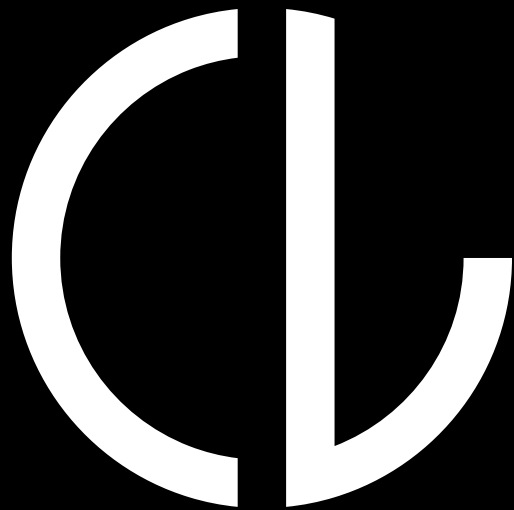




# RETAILER MAP







**CAWTHON LABRIOLA GROUP**   
**SVN CHICAGO COMMERCIAL**

**PAUL CAWTHON**  
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**ANGELO LABRIOLA**  
Senior Vice President  
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MEET THE TEAM

Biography



Paul Cawthon  
Senior Vice President

Paul Cawthon serves as a Senior Vice President for SVN | Chicago Commercial. He specializes in multi-family, sale and leasing of retail, as well as commercial development property. The Cawthon- Labriola team are specialists in the Pilsen neighborhood, with 150+ transactions completed in the neighborhood.

Prior to joining SVN he served as a senior commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. A business owner for over 15 years, Mr. Cawthon capitalizes on his entrepreneurial skills and experience by offering his clients in-depth analysis of real estate products and financial solutions for their real estate investments. During his extensive real estate career Cawthon has won numerous real estate awards for his achievements.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 4 years running and are Certified Specialist in Multi-Family.

Paul resides with his family in Burr Ridge and in his spare time likes to spend time with his wife, Reda and their two daughters, Sedona and Savanna.

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paul.cawthon@svn.com



Angelo Labriola  
Senior Vice President

Angelo Labriola serves as a Senior Vice President for SVN | Chicago Commercial, specializing in the sale of multi-family, mixed-use, development land, retail and industrial property. The Cawthon-Labriola team are specialists in the Pilsen neighborhood, with over 150 transactions completed in the neighborhood.

Prior to joining SVN he served as a commercial associate with the Chicago office of Inland Real Estate Brokerage, Inc. During his career Labriola has won numerous real estate awards for his achievements, both in-office and through the Chicago Association of Realtors.

In 2019 Paul Cawthon & Angelo Labriola of the Cawthon-Labriola Group were awarded the President's Circle Award and were a part of the top 2% of all SVN Advisors Internationally and the top 5% in 2020. Cawthon and Labriola of the Cawthon-Labriola Group of SVN | Chicago Commercial have been ranked in the top 7% of all SVN Advisors internationally since 2016. In addition to President's Circle, Cawthon and Labriola have been awarded the Achievers Award 5 years running and are Certified Specialists in Multi-Family.

He earned his B.S. in Finance with a minor in Economics and a focus in Real Estate from DePaul University in Chicago.

Mr. Labriola currently resides in Oak Park, enjoys the game of soccer, and spends as much of his spare time as he can with his wife, two children, and his dog.

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.