

# 1230

*West Taylor*  
STREET



CLICK FOR VIRTUAL TOUR



*For Lease*

2<sup>ND</sup> GENERATION CORNER RESTAURANT SPACE



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<b>ASKING RENT:</b>	\$49/SF GROSS
<b>SPACE AVAILABLE:</b>	2,616 SF
<b>FRONTAGE:</b>	~70'
<b>CEILING HEIGHT:</b>	8.5' - 12'
<b>ZONING:</b>	PD 896
<b>DATE AVAILABLE:</b>	NOW
<b>CONDITION:</b>	2 <sup>ND</sup> GENERATION RESTAURANT
<b>SUB-MARKET:</b>	LITTLE ITALY
<b>WARD/ALDERMAN:</b>	28/ERVIN

## *Property Overview*



# Leasing Highlights

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- Incredibly sought after 2nd generation restaurant space with in-place black iron and existing kitchen equipment.
- Highly visible corner retail opportunity in the heart of Little Italy with approximately 70' of retail frontage.
- Located across the street from a newly constructed 67-unit apartment building developed by one of Chicago's most prominent developers, Related Midwest.
- Subject property is included within Related Midwest's Roosevelt Square development, which will in total deliver +2,000 units to the immediate area and ~45,000 SF of retail space.

- Conveniently located in between Illinois Medical District (IMD) and University of Illinois at Chicago (UIC) campus.



- IMD is estimated to welcome ~80,000 people on a daily basis: 30,000 employees and 50,000 patients, students and visitors. UIC, home to ~33,000 students (graduate and undergraduate) and +6,000 employees.

- Easily accessible to public transportation via the CTA's Blue and Pink "L" lines. The property also sits along the CTA's 157 bus route (Streeter/ville/Taylor).

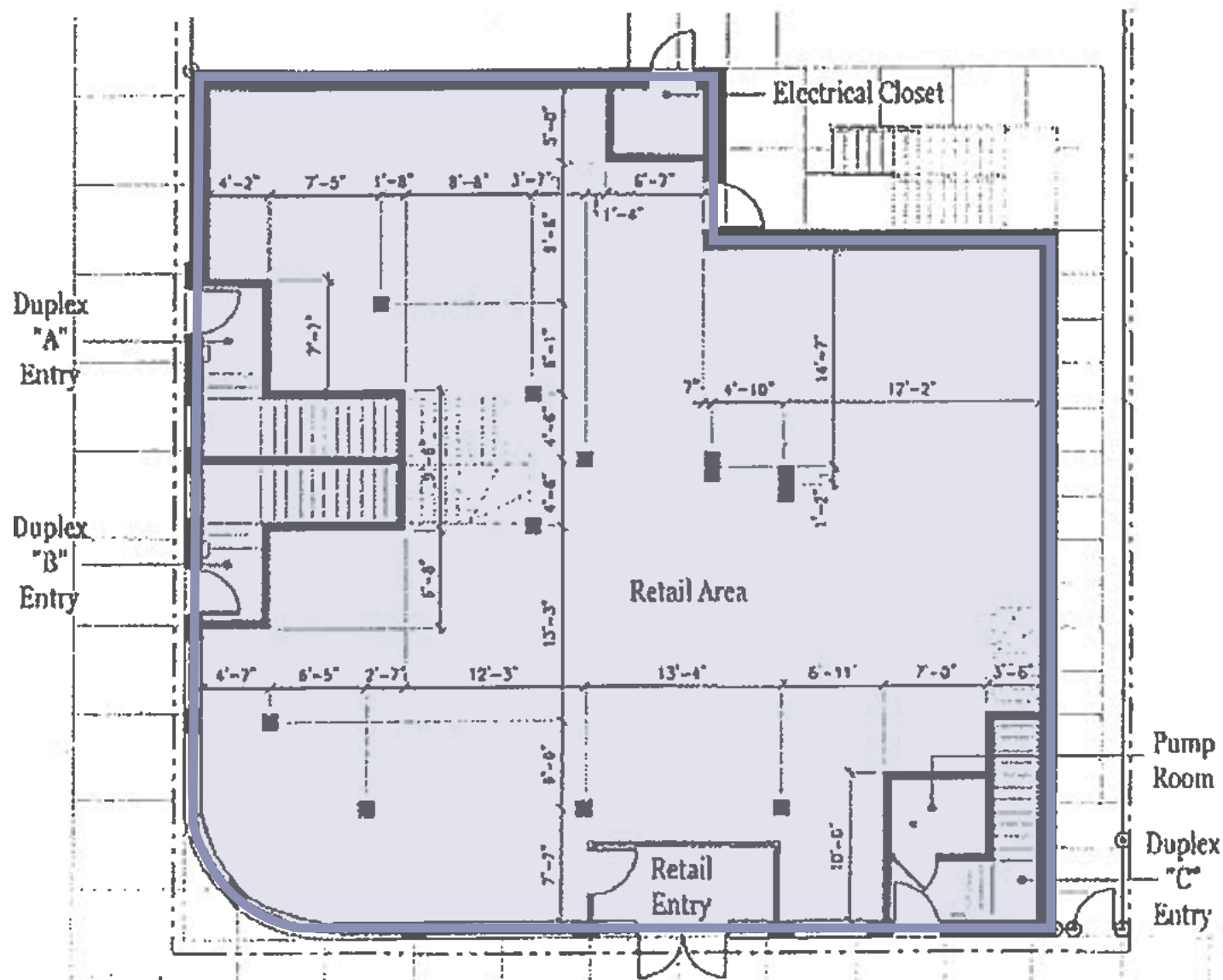




# Floor Plan

# 1230

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W TAYLOR ST

\*Floor plans not to scale



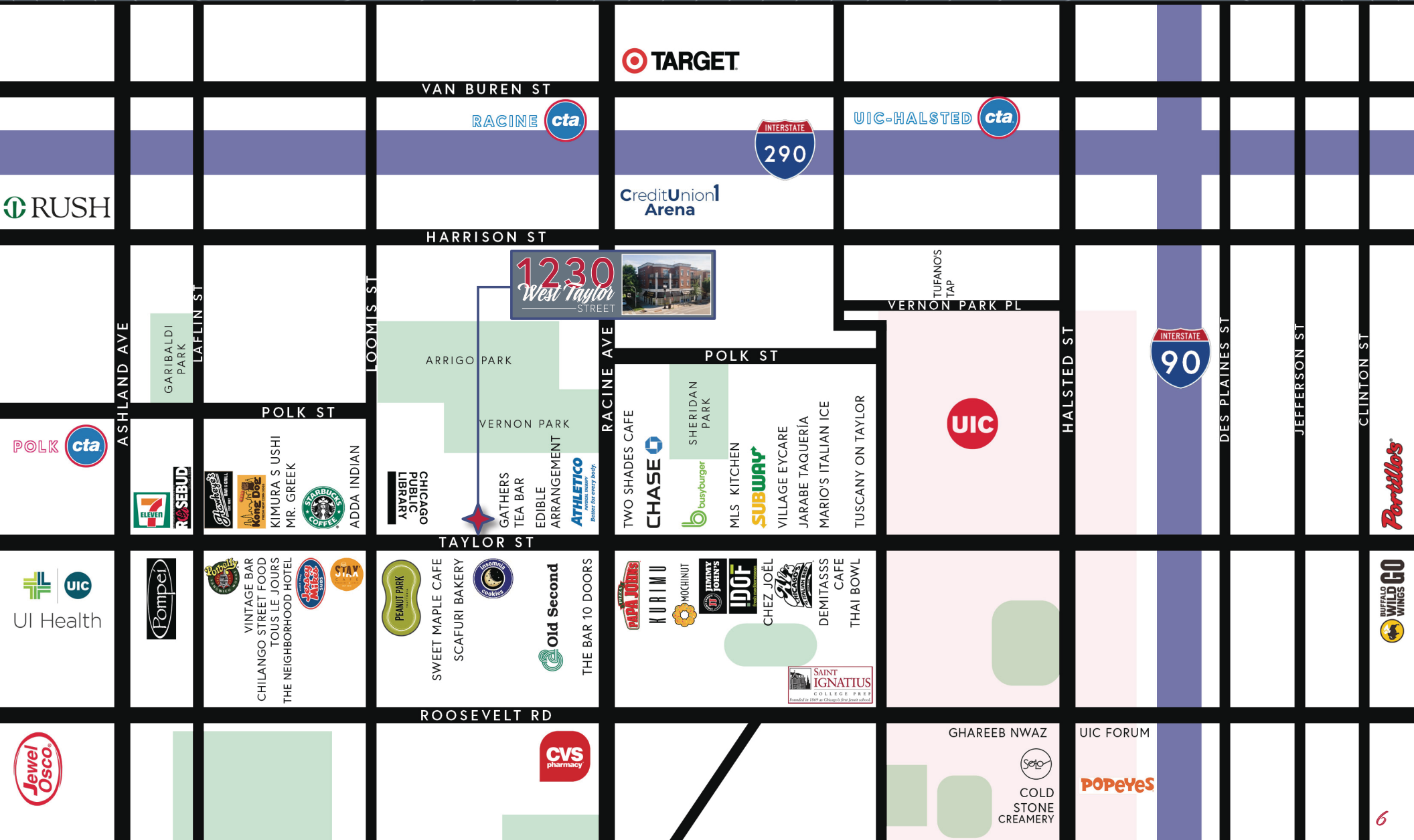
*Interior Photos*





# Area Map

# 1230 West Taylor STREET



# Area Description

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Nestled in the heart of Chicago, *Little Italy* exudes a timeless charm that seamlessly blends old-world heritage with modern vibrancy. This iconic neighborhood, steeped in Italian-American culture and history, offers a unique tapestry of cobblestone streets, charming brownstones, and bustling piazzas. Renowned for its authentic trattorias, gelaterias, and espresso bars, Little Italy is a culinary haven where residents and visitors alike can savor the rich flavors of Italy without leaving the city limits. Beyond its gastronomic delights, this dynamic community also boasts a thriving arts scene, with galleries showcasing local talent, and cultural festivals that celebrate the neighborhood's heritage.

From its quaint storefronts to its lively street festivals, Little Italy captivates with its warmth and authenticity. With its proximity to downtown Chicago and convenient access to public transportation, this neighborhood offers an unparalleled urban living experience. Whether strolling through Arrigo Park, indulging in a plate of homemade pasta, or exploring the historic landmarks that dot the area, Little Italy beckons those seeking a vibrant neighborhood steeped in tradition and brimming with character. For businesses looking to be part of a vibrant community with a rich cultural heritage, Little Italy offers a prime location that embodies the spirit of Chicago's diverse and dynamic urban landscape.



## 1-Mile Radius Demographics



MEDIAN AGE

31.4



AVERAGE INCOME  
PER HOUSEHOLD

\$128,506



EST. DAYTIME  
POPULATION

68,345



ESTIMATED  
POPULATION

49,011



IMD  
EXPOSURE

80,000  
daily visitors



UIC  
EXPOSURE

33,000 | 6,000  
students | employees



**RELATED**

# 1230 *West Taylor* STREET

**SVN Chicago Commercial**

940 West Adams Street,  
2nd Floor  
Chicago, Illinois 60607

[svnchicago.com](http://svnchicago.com)

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