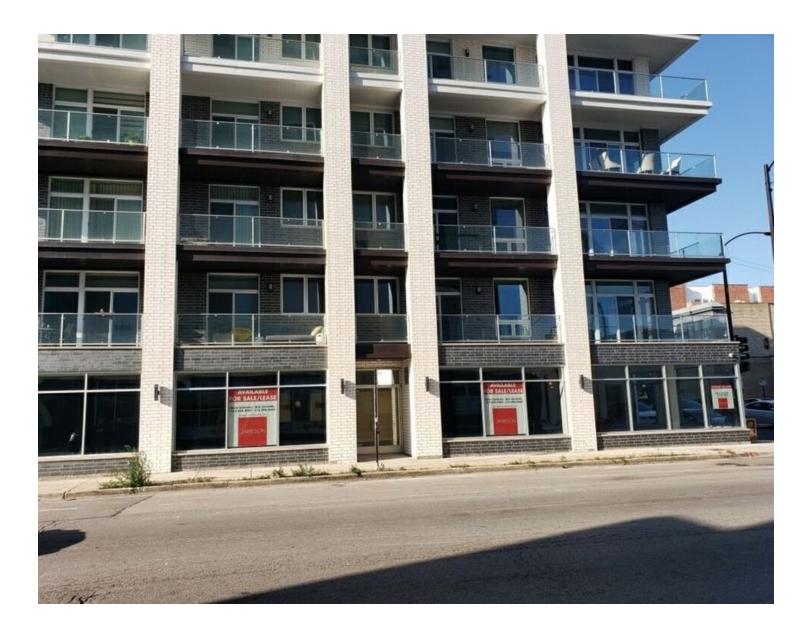
JAMESON.

FOR LEASE OR SALE

GROUND FLOOR RETAIL/OFFICE SPACE

228 S Racine Ave | Chicago, IL 60607



Rick Gardella Vice President 312.296.9669 rgardella@jameson.com

JAMESONCOMMERCIAL.COM

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LEASE OVERVIEW

LEASE PRICE:	\$30 PSF NNN
SPACE SIZE:	2,300 +/- SF
YEAR BUILT:	2019
ZONING:	Commercial
MARKET:	Chicago
CROSS STREETS:	Racine & Jackson
ASSESSMENT:	\$280.66/month

AREA TENANTS

- Target
- Starbucks
- Randolph Street's "Restaurant Row"
- Chase Bank
- Dunkin' Donuts
- Whole Foods
- Mariano's

PROPERTY DESCRIPTION

Approx. 2300 RSF Divisible into 1050 and 1257 RSF Suites Private Entrance Excellent Visibility and Window Line Individual HVAC and Control Private Washrooms Parking Available Attentive Local Management Tenant Must Show Proof of Insurance Condo Unit Available for Sale @ \$699,000

PROPERTY HIGHLIGHTS

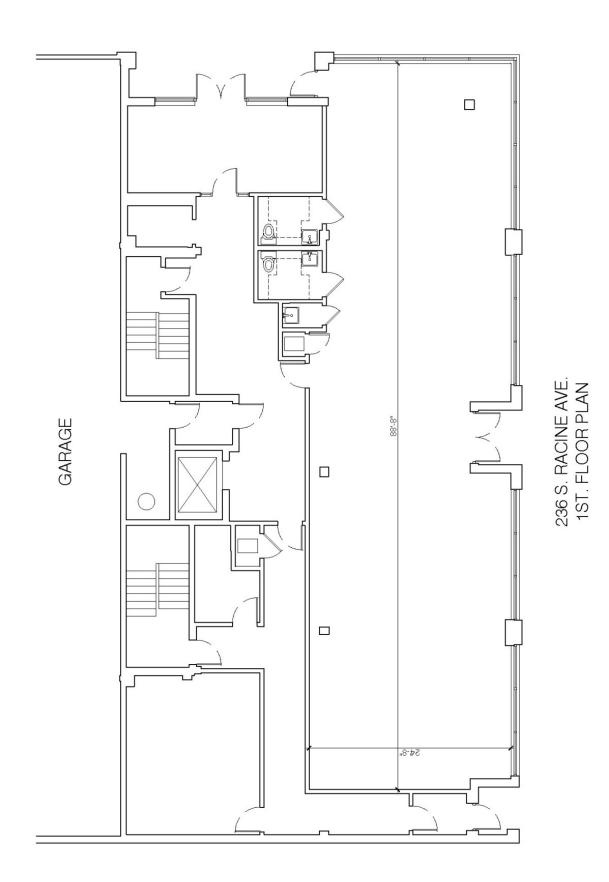
- Condo Unit Available for Sale @ \$699,000
- Approx. 2300 RSF
- Divisible into 1050 and 1257 RSF Suites
- Private Entrance
- Excellent Visibility and Window Line
- Individual HVAC and Control
- Private Washrooms
- Parking Available
- Attentive Local Management

AREA AND TRANSPORTATION HIGHLIGHTS

- One block from Racine Blue Line L stop
- One mile from Union Station
- Within one mile of I-90/I-290 interchange
- Steps from 126 bus stops

FLOOR PLAN - COMPLETE

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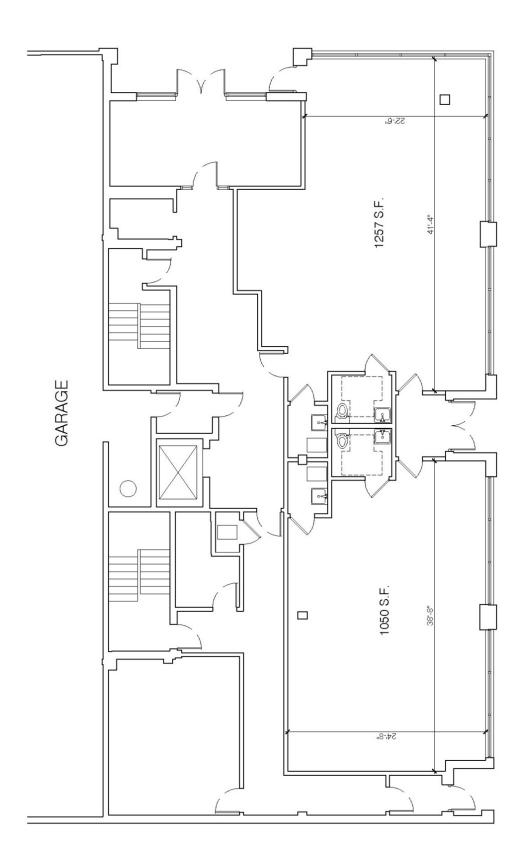


FLOOR PLAN - SUBDIVIDED

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Negotiable

236 S. RACINE AVE. 1ST. FLOOR PLAN



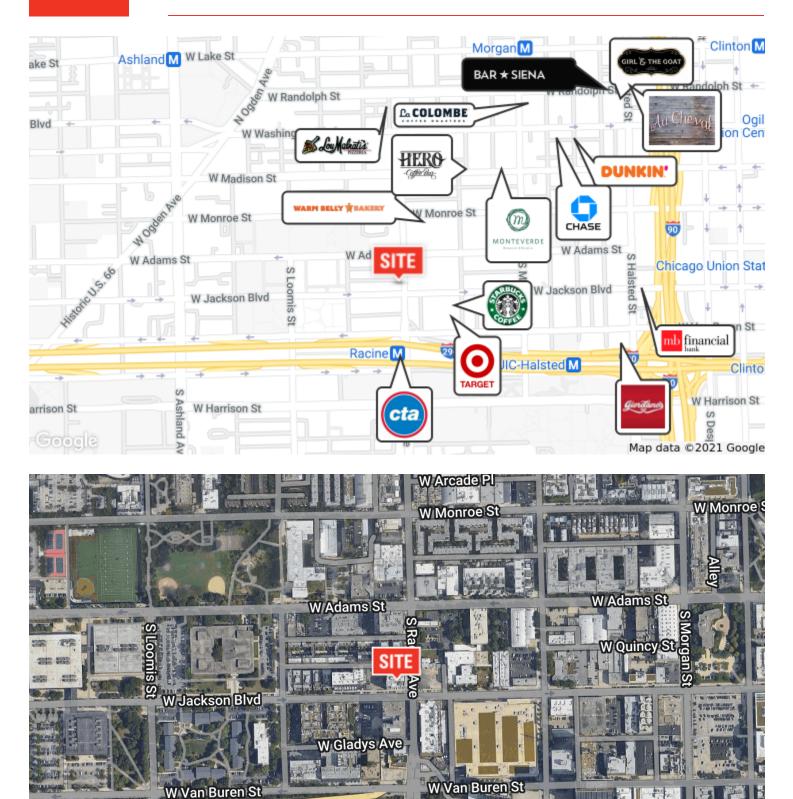
AERIAL & STREET DETAIL

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290

228 S Racine Ave, Chicago, IL 60607

Negotiable



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Racine M

DEMOGRAPHICS MAP

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(total)

10,349

1 MILE

34,947

228 S Racine Ave, Chicago, IL 60607

Negotiable

2010 STATISTICS NORTH CENTER LAKE POPULATION HOUSEHOLDS VIEW EAST (total) LAKE VIEW 41 90 0.5 MILES 0.5 MILES 5,320 LINCOLN PARK 1 MILE LOGAN SQUARE BUCKTOWN 17,852 1.5 MILES 1.5 MILES 36,253 73,060 64=OLD-TOWN WICKER PARK NEAR NORTH SIDE **MEDIAN AGE** AVG. INCOME 41 (per household) STREETERVILLE WEST TOWN RIVER NORTH ٩n 0.5 MILES 0.5 MILES \$109,523 31.9 WEST LOOP hicago 1 MILE 1 MILE CHICAGO LOOP \$96,872 31.8 1.5 MILES 1.5 MILES NEAR \$91,388 SOUTH LOOP 31.9 WEST SIDE NEAR NORTH SOUTH SIDE LAWNDALE CHINATOWN LITTLE VILLAGE -90 BRIDGEPORT 55 DOUGLAS Express MCKINLEY PARK 41 90 BRIGHTON PARK BRONZEVILLE BACK OF THE YARDS Google Map data ©2023

DEMOGRAPHICS REPORT

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Negotiable

AGE	0.5 MILES	1 MILE	1.5 MILES
MEDIAN AGE (male)	31.5	31.4	31.6
MEDIAN AGE (female)	32.6	32.5	32.6
HOUSEHOLDS	0.5 MILES	1 MILE	1.5 MILES
PERSONS PER HH	1.9	2.0	2.0
AVG. HOUSE VALUE	\$560,944	\$494,613	\$447,951