



For Lease

1651 W. Chicago Ave.,  
Unit 1w, East Village,  
Chicago, IL 60622

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## Negotiable

For Lease (\$28 psf NNN) turnkey coffee shop in Chicago's East Village on Chicago Ave. Convenient access to public transportation Located in an extremely dense area of the city, just one block west of Ashland Ave.

## Contact us:

**Chris Irwin**  
Senior Vice President  
847 698 8193  
Chris.Irwin@Colliers.com

SUMMARY



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Lease Rate:	\$28 SF NNN
Size:	922 SF
Taxes:	\$6.00 SF
Lot Size:	
CAM:	\$1.50 SF
Zoning:	B1-2
Market:	Chicago
Submarket:	East Village

PROPERTY OVERVIEW

For Lease (\$28 psf NNN) turnkey coffee shop in Chicago's East Village on Chicago Ave. Convenient access to public transportation Located in an extremely dense area of the city, just one block west of Ashland Ave.

PROPERTY HIGHLIGHTS

- Densely Populated Area
- Strong 25-45 YR OLD Demos
- Good Access to Public Transportation
- Short Walk to Brown Line CTA Stop

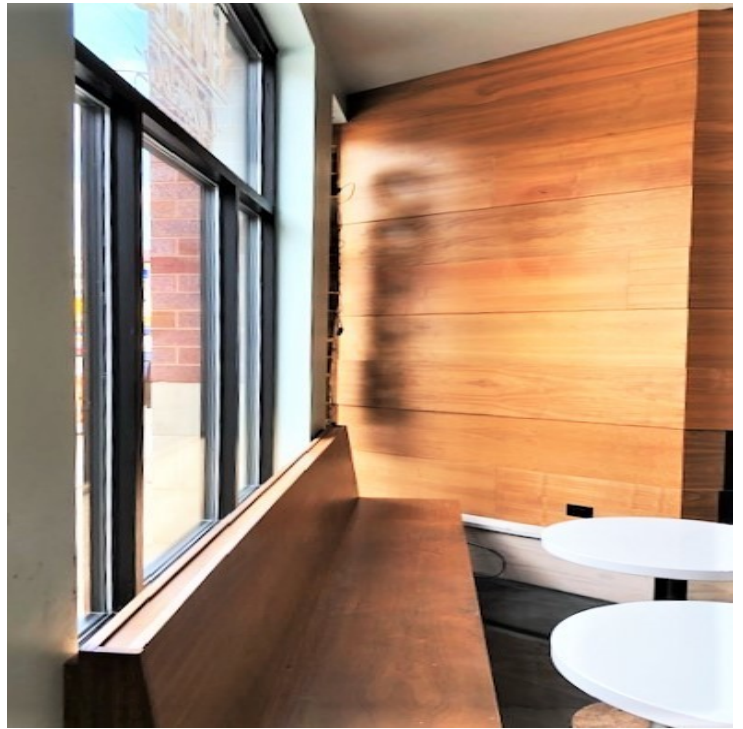
Chris Irwin

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ADDITIONAL PICTURES



**Chris Irwin**

Senior Vice President

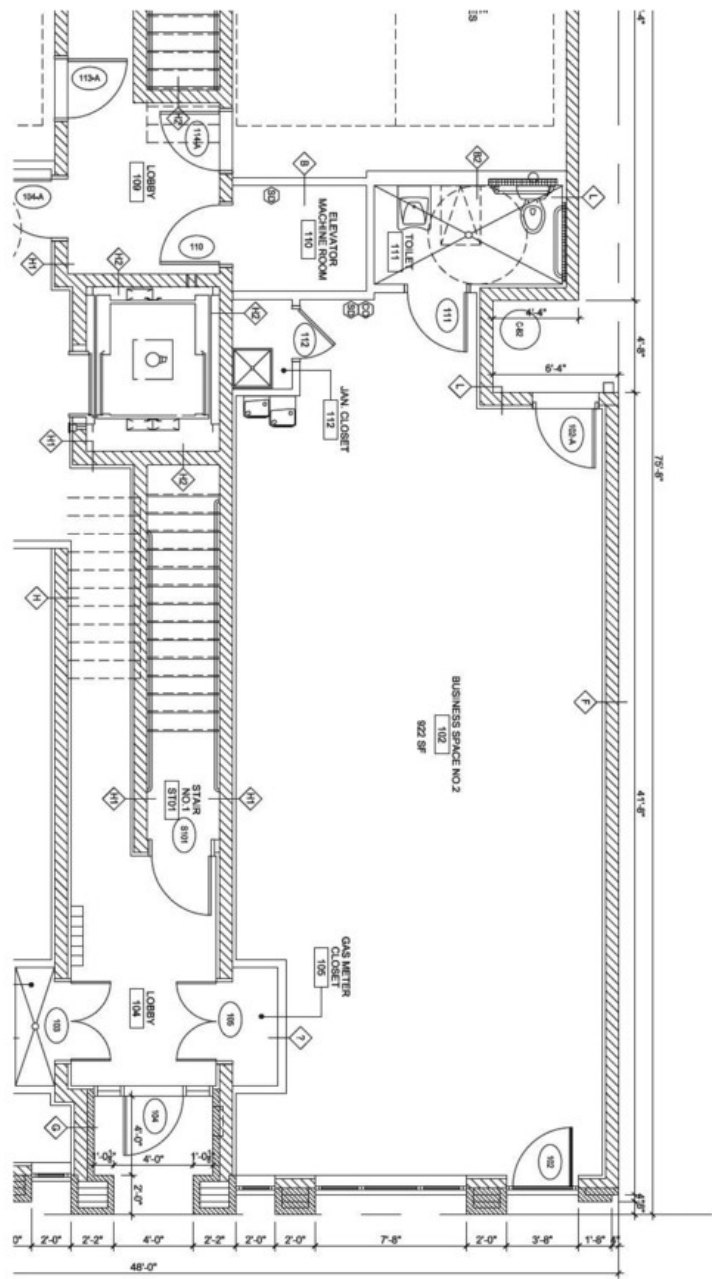
847.698.8193





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FLOOR PLAN

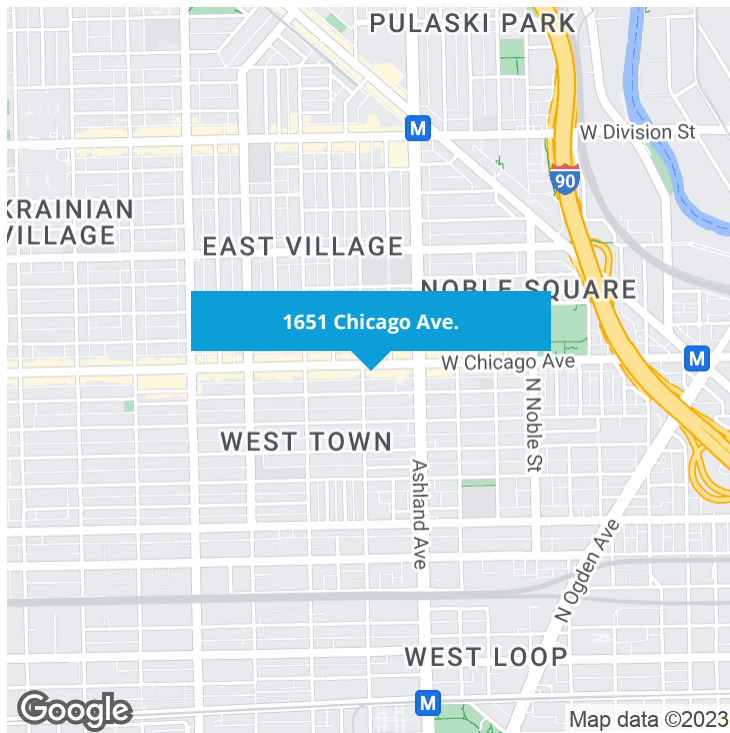


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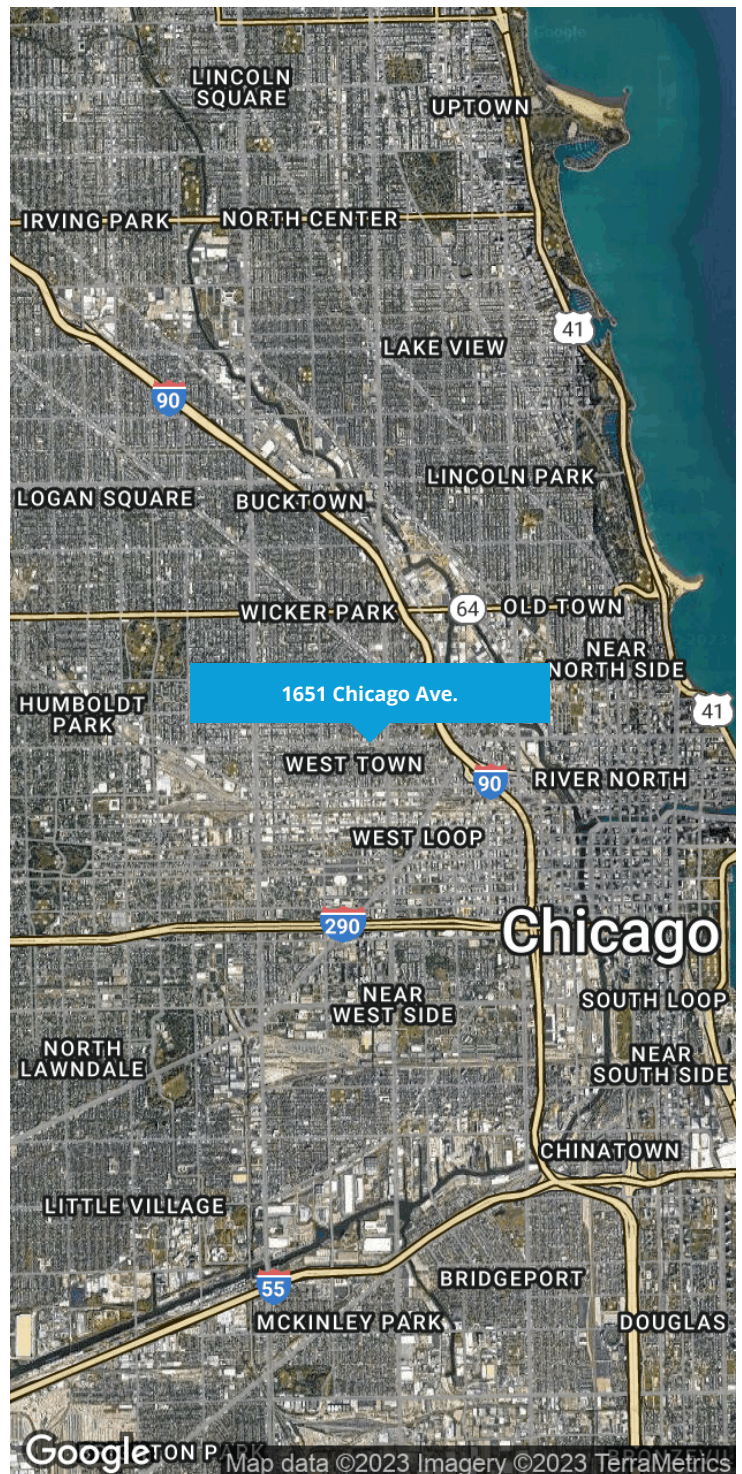


## REGIONAL MAP



## LOCATION OVERVIEW

East Village is a charming, charismatic west side neighborhood that seamlessly blends old brownstones with new buildings, and Eastern European residents with new inhabitants. Modern townhomes and condominium developments have been built next to 100-year-old, vintage walkups, encouraging a fresh generation of Chicagoans to move to the area and make this Old World neighborhood home. Foodies will find the East Village lacks nothing in the way of culinary supremacy and the nightlife is just as full with hip clubs, lovable dives and even a hookah bar. East Village shopping should not be overlooked — music, fashion, gift items and any offbeat accessory you could want are all right down the street from your front door.



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Senior Vice President

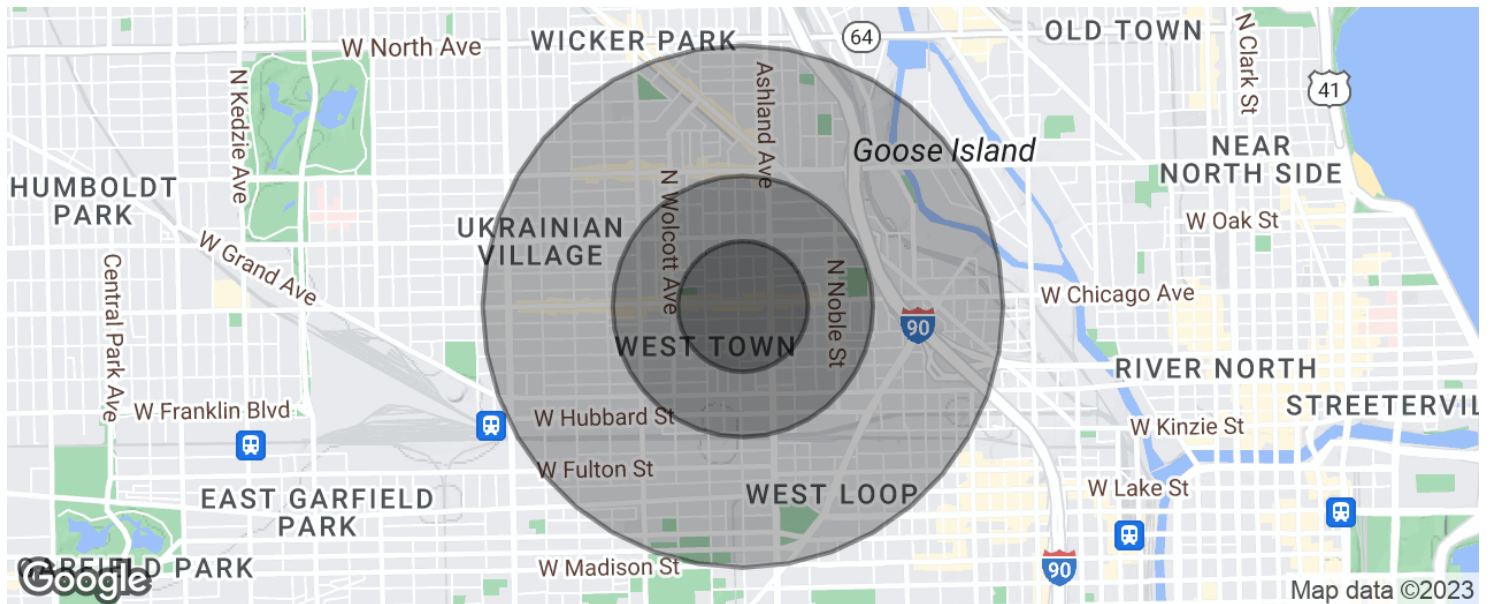
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## DEMOGRAPHICS MAP &amp; REPORT



## POPULATION

## 0.25 MILES

## 0.5 MILES

## 1 MILE

Total population	4,204	17,919	55,813
Median age	31.5	31.1	31.1
Median age (Male)	31.7	31.0	31.4
Median age (Female)	31.5	31.7	31.2

## HOUSEHOLDS &amp; INCOME

## 0.25 MILES

## 0.5 MILES

## 1 MILE

Total households	1,980	8,405	25,977
# of persons per HH	2.1	2.1	2.1
Average HH income	\$97,019	\$89,089	\$89,795
Average house value	\$401,648	\$389,582	\$480,557

## RACE

## 0.25 MILES

## 0.5 MILES

## 1 MILE

Total Population - White	2,919	11,933	39,362
Total Population - Black	188	1,166	5,176
Total Population - Asian	110	503	1,940
Total Population - American Indian	13	83	207
Total Population - Other	870	3,843	8,075

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