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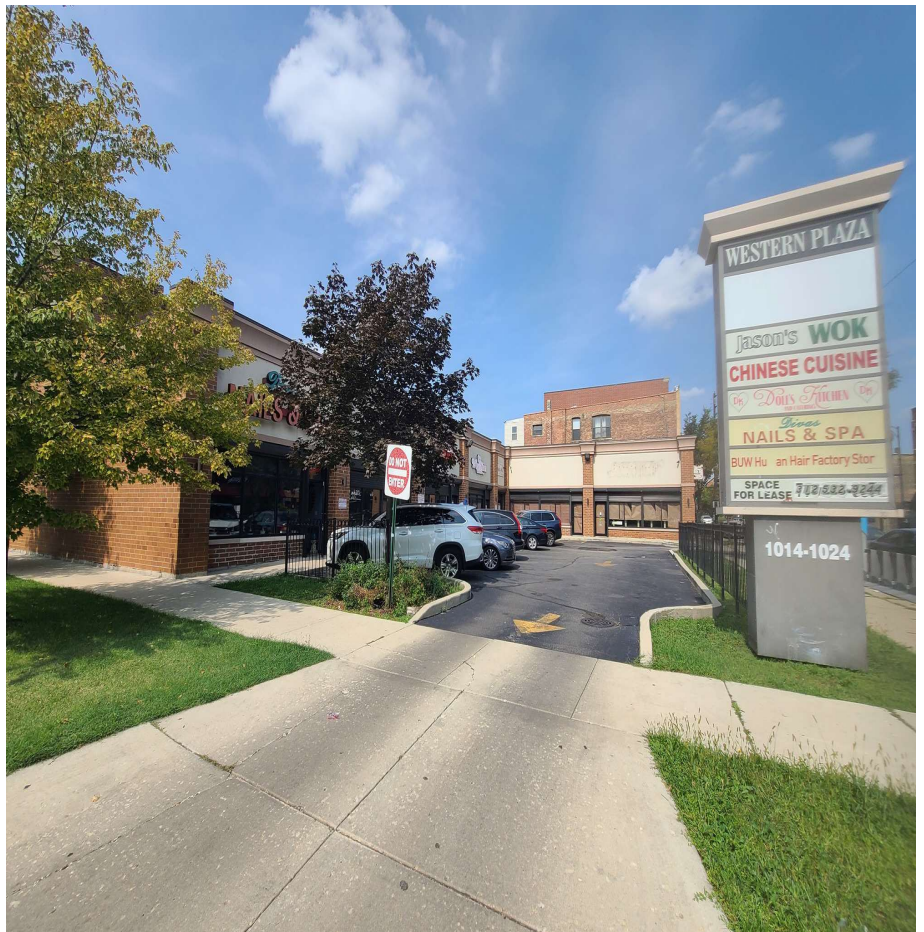
FOR LEASE RETAIL

1014 S Western Avenue
Chicago, IL 60612

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LEASE OVERVIEW

LEASE PRICE: \$32.64 SF/yr

RE TAXES: \$6.46 SF/yr

CAM: \$1.25 SF

SF AVAIL: 1,250 SF

YEAR BUILT: 2010

ZONING: C1-2

CROSS STREETS: -Western & Fillmore

AREA TENANTS

- Medical & Government Agencies
- The Herbal Care Center
- KFC
- McDonald's
- Jiffy Lube
- White Castle

PROPERTY DESCRIPTION

End Cap Space Available in the Western Plaza shopping center. Unit F is 1,250 SF with tremendous frontage along Western Avenue. Great potential for a wide variety of retail concepts, including, but not limited to, ice cream, deli/sandwich, bakery, etc. Space offered in "As-Is" condition and does not have a hood ventilation system in place. Space includes prime signage opportunity at the top of the Western Plaza sign tower. Located in the Tri-Taylor neighborhood near the Illinois Medical District and walking distance to the IMD Gateway development. Frontage along Western Avenue with over 26,100 vehicles per day and high pedestrian traffic counts. Near Roosevelt, Ogden & Western intersection. Co-tenants include Diva's Nail & Spa, BUW Human Hair Store, Doll's Kitchen & Catering, and Standard Pho. Co-op Commission of 2.75% of base rent amount over initial lease term.

PROPERTY HIGHLIGHTS

- Located in Western Plaza Shopping Center
- End Cap Space Available
- Premier Signage Opportunity at top of sign tower
- Parking Lot & Accessible Street Parking on Site

AREA AND TRANSPORTATION HIGHLIGHTS

- Western Traffic Count 26,100 VPD
- Roosevelt Traffic Count 19,950 VPD
- Ogden Traffic Count 19,800 VPD
- Western Ave & Fillmore Divvy Bike Station
- #49 Western CTA Bus (24 Hour Service)

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UNIT F PHOTOS

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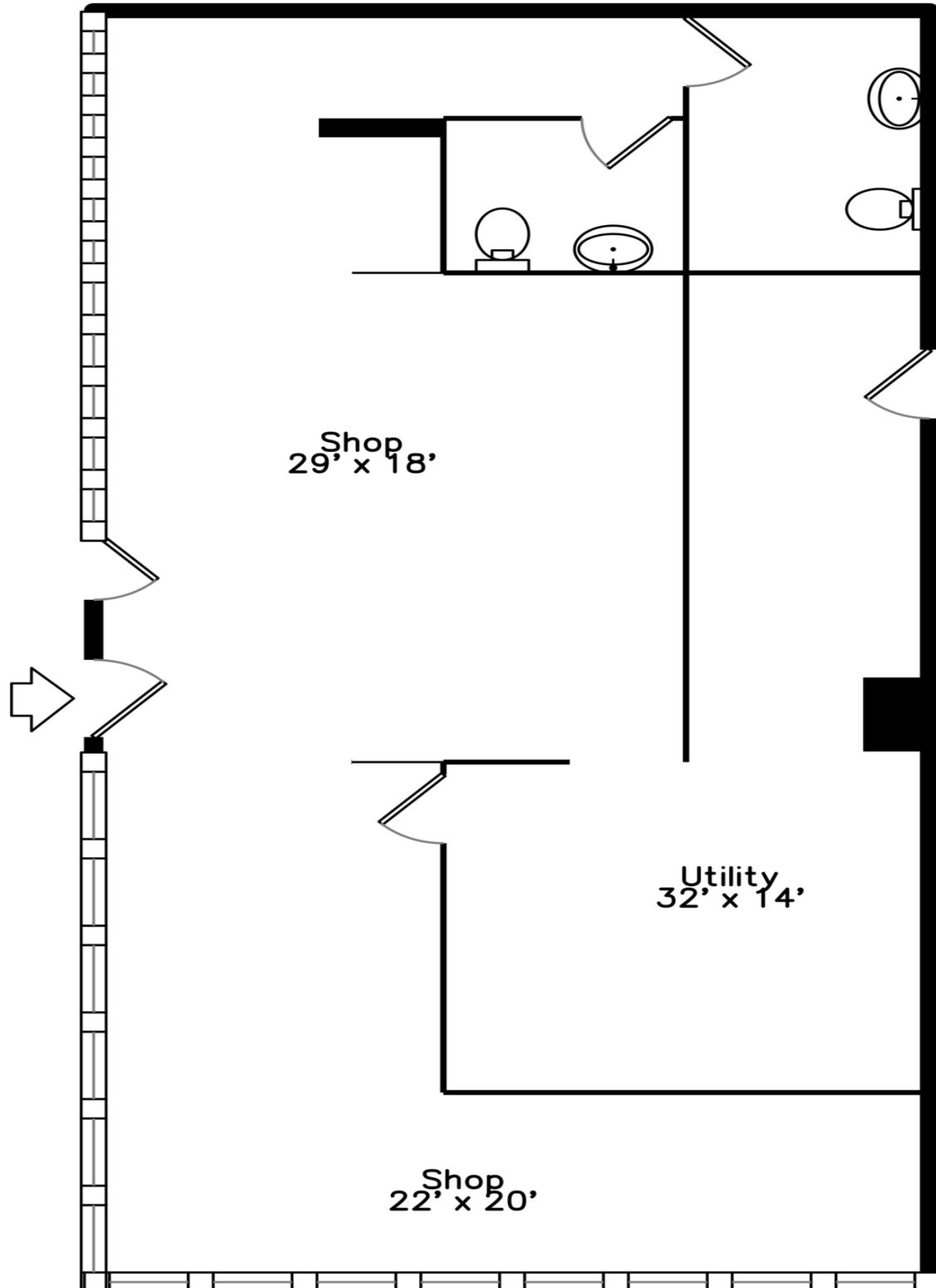
\$34.56 SF/yr



UNIT F FLOOR PLAN

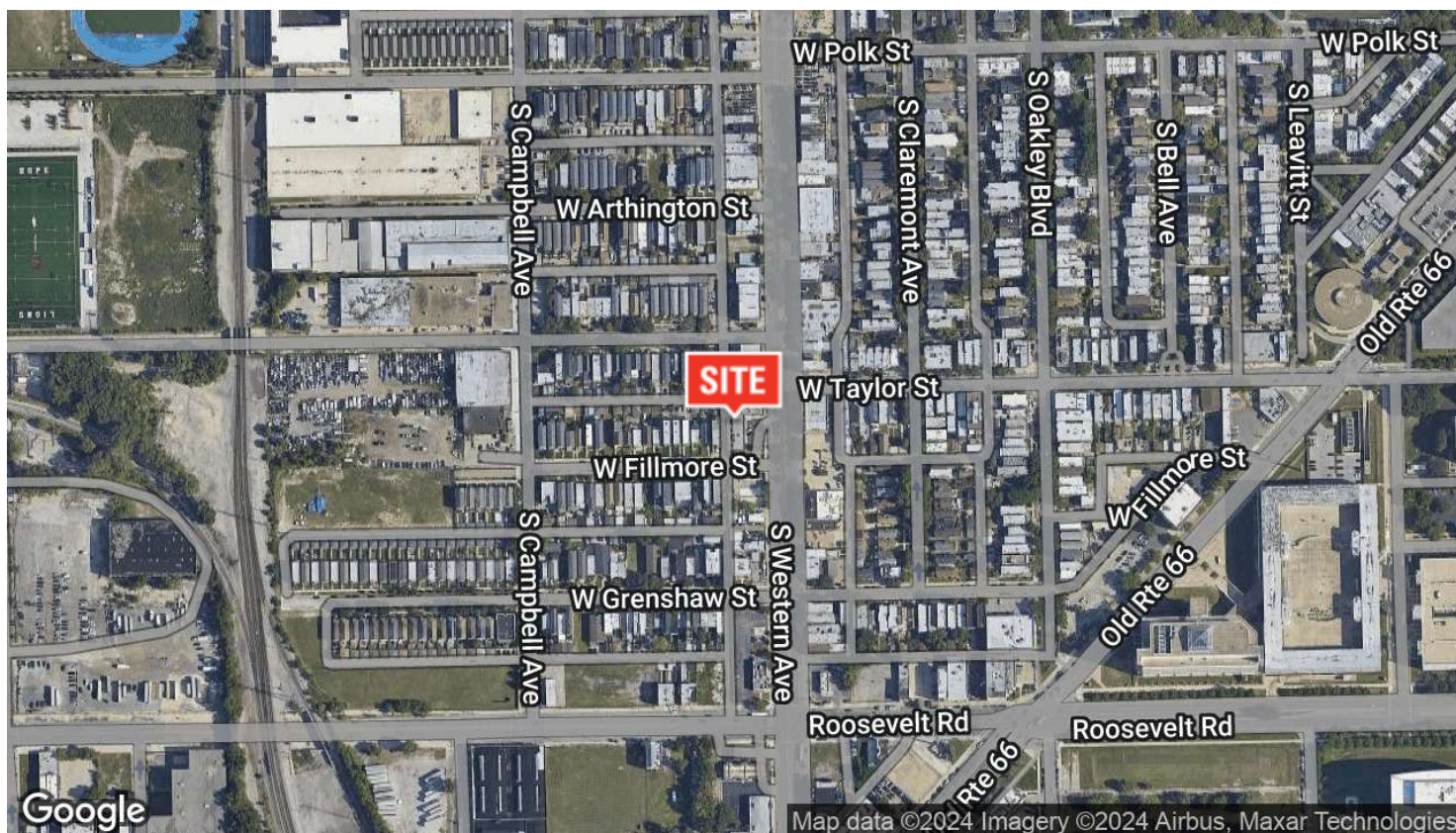
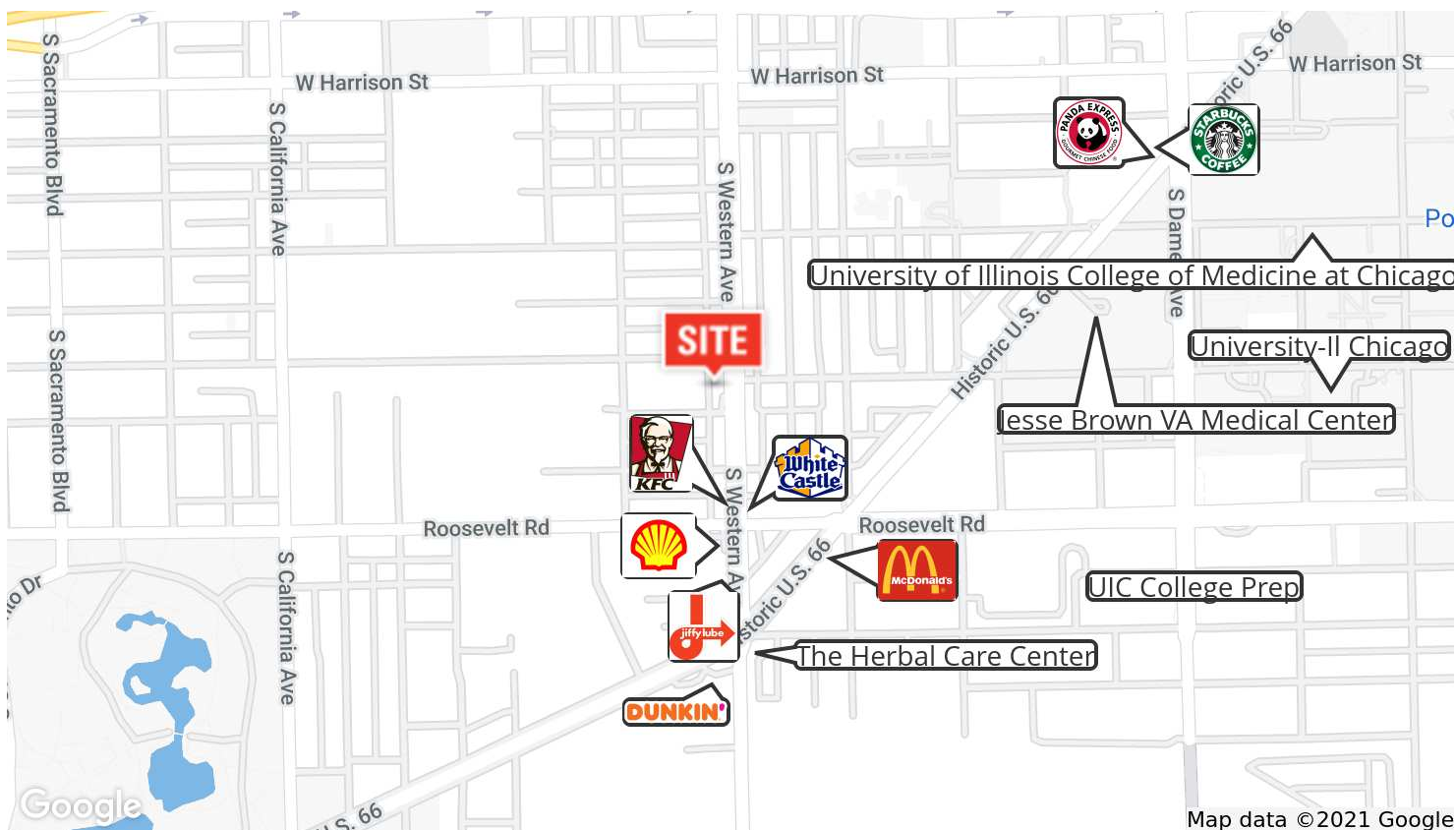
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\$34.56 SF/yr



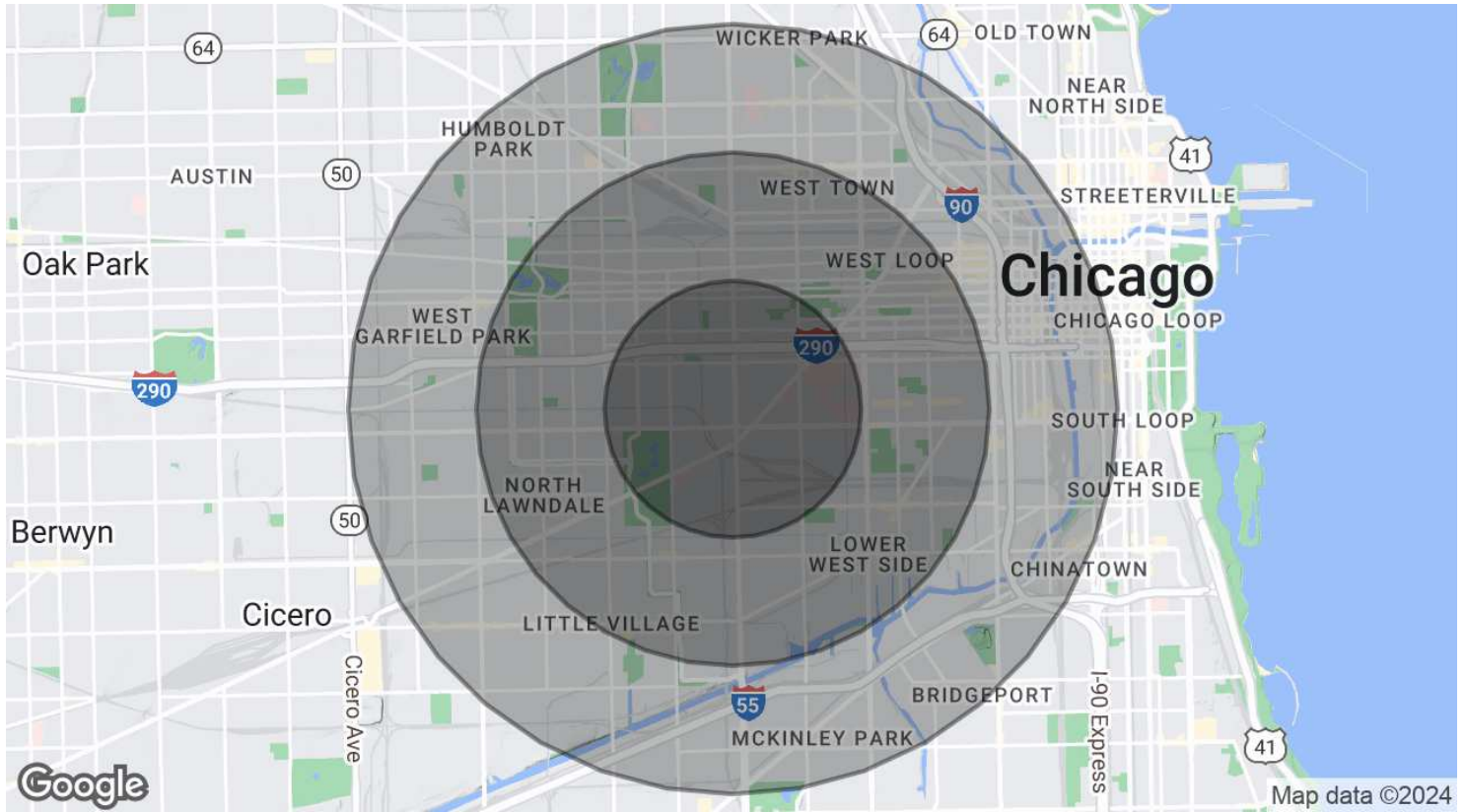
AERIAL & STREET DETAIL

1014 S Western Avenue, Chicago, IL 60612



DEMOGRAPHICS MAP & REPORT

1014 S Western Avenue, Chicago, IL 60612



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	26,961	149,072	383,029
Average Age	33.6	33.1	33.7
Average Age (Male)	33.9	31.9	33.0
Average Age (Female)	33.8	35.0	34.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	12,054	66,347	172,087
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$57,043	\$67,543	\$85,737
Average House Value	\$215,713	\$279,935	\$325,981

* Demographic data derived from 2020 ACS - US Census