



For Lease

## Restaurant / Retail

1521 Fremont, Chicago, IL 60642

### Asking \$25.00 PSF NNN

Former pizza restaurant with C3 zoning located in one of Chicago's strongest trade areas in Lincoln Park within the North Avenue / Clybourn / Halsted Corridor. This 1,810 sq.ft. 2nd gen space has two TYPE 2 hoods, a walk-in cooler/freezer, high ceilings, two ADA bathrooms, and a 60' wide sidewalk cafe. An adjacent 1,800+ sq.ft. space is also available for lease. Space is located at the base of a distinctive one-of-a-kind 98 micro-unit development, adjacent to SoNu West luxury Condominiums and SoNo East Apartments. One block from Whole Foods, New City and CTA.

#### Contact us:

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## EXECUTIVE SUMMARY



Lease Rate

**\$25.00 SF/YR NNN**

## OFFERING SUMMARY

Building Size:	73,000 SF
Available SF:	1,800-3,621 SF
Taxes:	\$6.50 PSF
Operating Expenses:	\$1.50 PSF
Year Built:	2017
Zoning:	C3-5
Market:	Chicago
Submarket:	Lincoln Park

## PROPERTY OVERVIEW

Former pizza restaurant with C3 zoning located in one of Chicago's strongest trade areas in Lincoln Park within the North Avenue / Clybourn / Halsted Corridor. This 1,800 sq.ft. 2nd gen space has two TYPE 2 hoods, a walk-in cooler/freezer, high ceilings, two ADA bathrooms, and a 60' wide sidewalk cafe. An adjacent 1,821 sq.ft. space is also available for lease. Space is located at the base of a distinctive one-of-a-kind 98 micro-unit development, adjacent to SoNu West luxury Condominiums and SoNo East Apartments. One block from Whole Foods, New City and CTA.

## PROPERTY HIGHLIGHTS

- 2nd Gen Pizza Restaurant
- Two TYPE 2 hoods & 3 phase electric
- At the Base of 98-Unit Development
- Large Windows & High Ceilings

## Chris Irwin

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## PROPERTY &amp; AREA DETAILS

**73K SF**

Building Size

**1,810-3,631**

Space Size

**C3-5**

Zoning

**3 Phase**

Electricity

**3 Min Walk**

CTA Red Line Stop

**\$100K / 1 mile**

Household Income

**500K / 3 miles**

Population

**LOCATION OVERVIEW**

Located 2 miles north of downtown, Lincoln Park borders Old Town, River North and the Gold Coast to the south, Bucktown and Wicker Park to the west, and Lakeview and North Center to the north. Lincoln Park has a walkability score of 95 as well as excellent transit options including the brown line, red line purple express, and many bus routes. Lincoln Park is one of the most affluent neighborhoods in Chicago. The neighborhood includes upscale national retailers, local retailers, boutiques, restaurants, coffee shops, bars, clubs, and theaters. It is densely populated with young professionals, recent college graduates, and families.

**AREA TENANTS**

- Whole Foods (#1 Chicago)
- Uncle Julios
- Lululemon
- Curaleaf Cannabis
- Trackside
- Apple
- Anthropology
- Starbucks
- Athleta
- Crate & Barrel
- Len's Crafters
- Sweetgreen

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CURRENT CONDITION



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PREVIOUS TENANT



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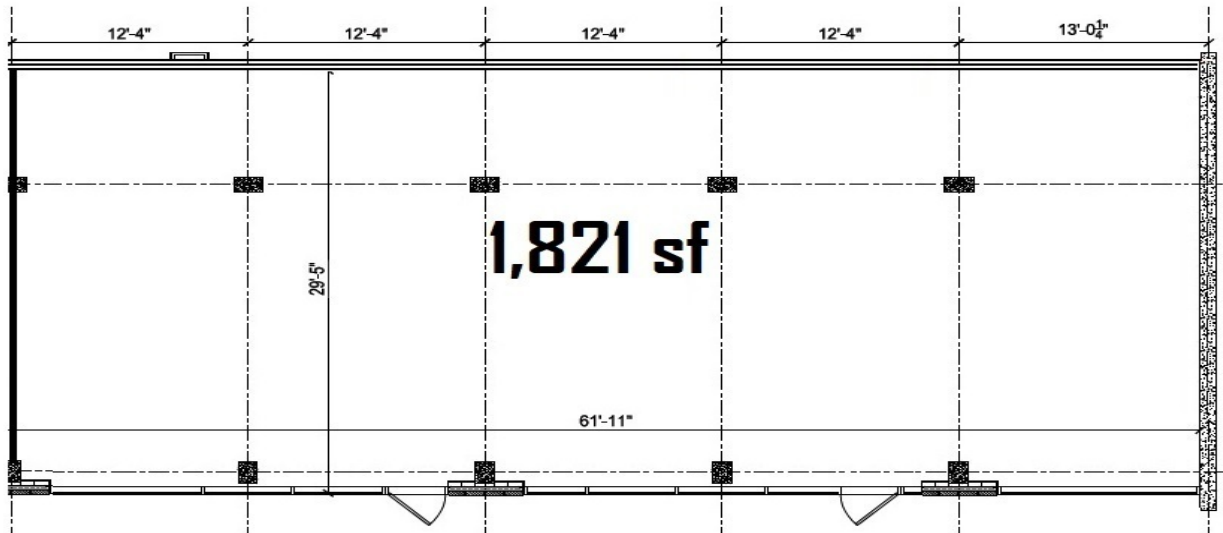
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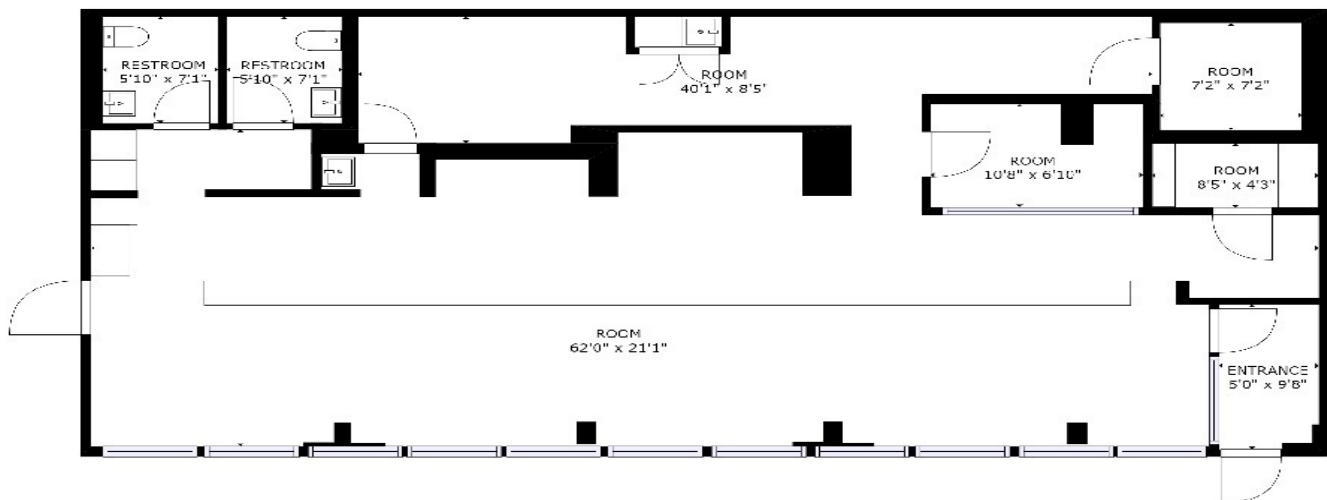


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FLOOR PLAN FOR 1519 FREMONT & 1521 FREMONT



**1519 North Fremont Street**



**1521 North Fremont Street**

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## AREA CO-TENANCY



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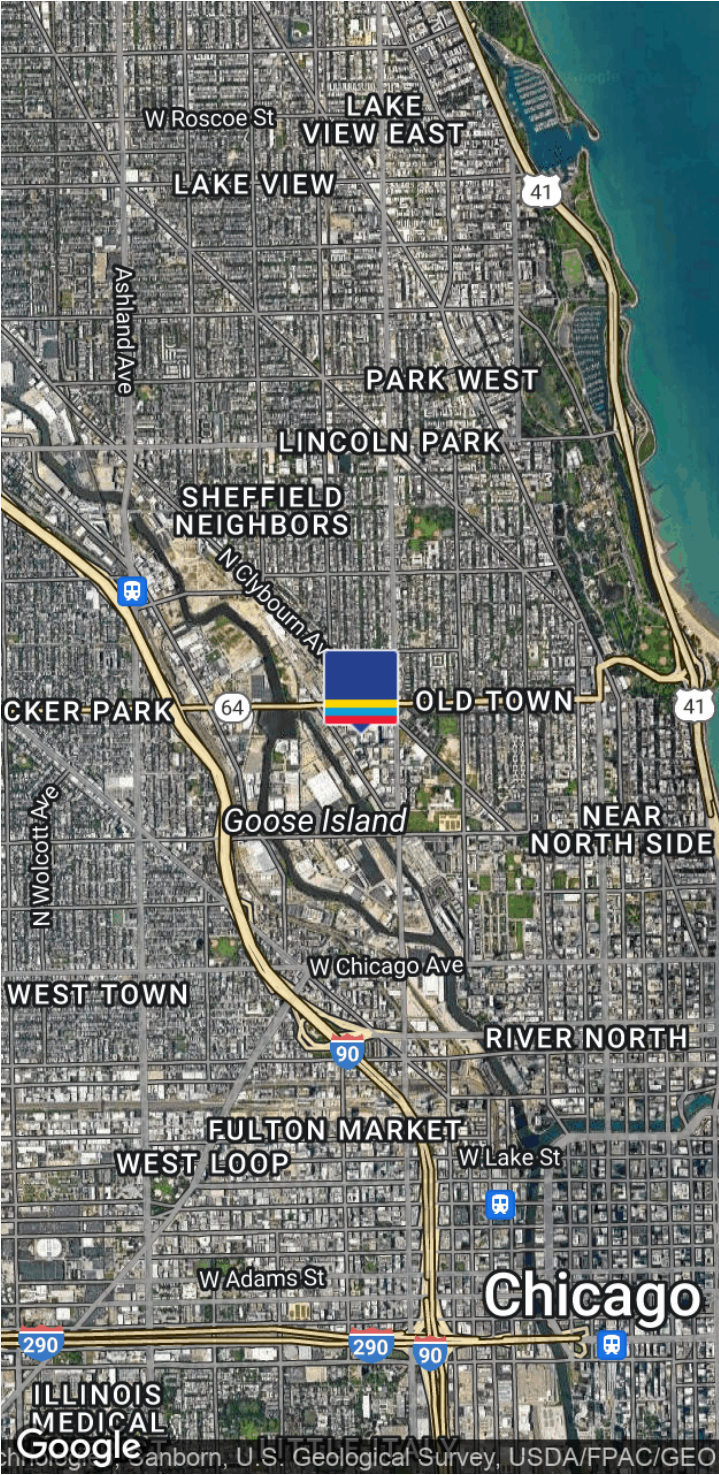








LOCATION MAPS



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	1,247	6,569	43,576
Median age	31.2	32.2	31.0
Median age (Male)	32.6	33.3	31.1
Median age (Female)	30.5	31.6	30.9
Total households	580	3,037	19,422
Total persons per HH	2.2	2.2	2.2
Average HH income	\$128,905	\$158,694	\$139,336
Average house value	\$609,089	\$678,839	\$700,790

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