

2ND GENERATION RESTAURANT SPACE FOR LEASE

# The Shops at Forty-Seven

4720 S COTTAGE GROVE AVE

Chicago, IL 60615

**PRESENTED BY:**

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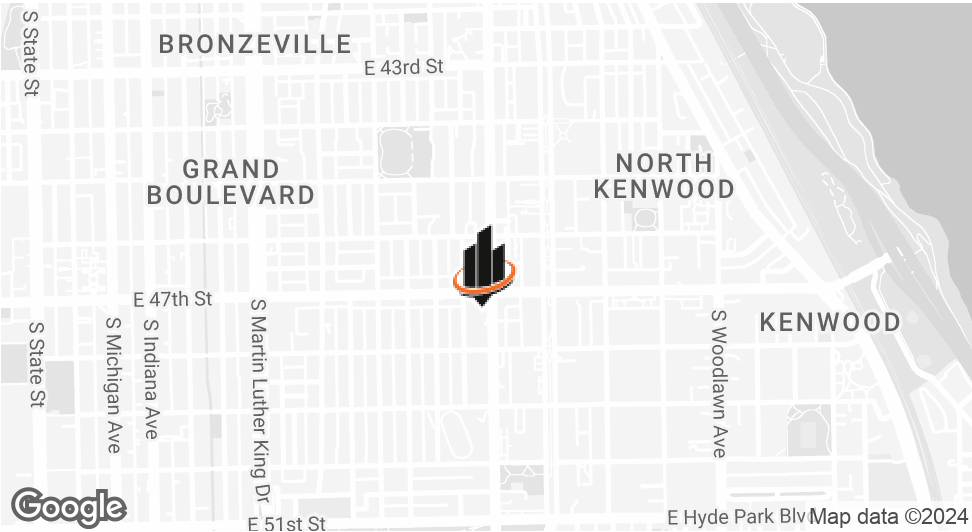
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$29.00
AVAILABLE SF:	1,000 - 2,634 SF
LEASE TYPE:	NNN
YEAR BUILT:	2014
ZONING:	PD 1095
BUILDING SIZE:	54,932 SF

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 733 E. 47th St. FOR LEASE. Located in The Shops at Forty-Seven in the heart of Bronzeville, the subject space is a 2,634 sq. ft. former Burger King at the heavily trafficked intersection of 47th St & Cottage Grove Ave. The location benefits from excellent national/regional co-tenancy along with excellent visibility, customer parking for 85 cars and 72 residential units above.. This 2nd generation restaurant space has a tremendous amount of existing infrastructure including black iron venting, ovens, fryers, walk-in coolers, freezers and a ton more. Ready to go for a new food/restaurant operator. Parking is also available for tenants and customers. Available immediately.

LOCATION OVERVIEW

Bronzeville is a historic neighborhood on the South Side of Chicago known for its cultural heritage and diverse architecture. It features an array of local businesses, boutiques, restaurants, and services that cater to the community’s needs. The neighborhood’s unique character, deeply rooted in its history and culture, contributes to its appeal, making it an attractive place for those seeking a blend of cultural experiences and local shopping opportunities.

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## PROPERTY HIGHLIGHTS



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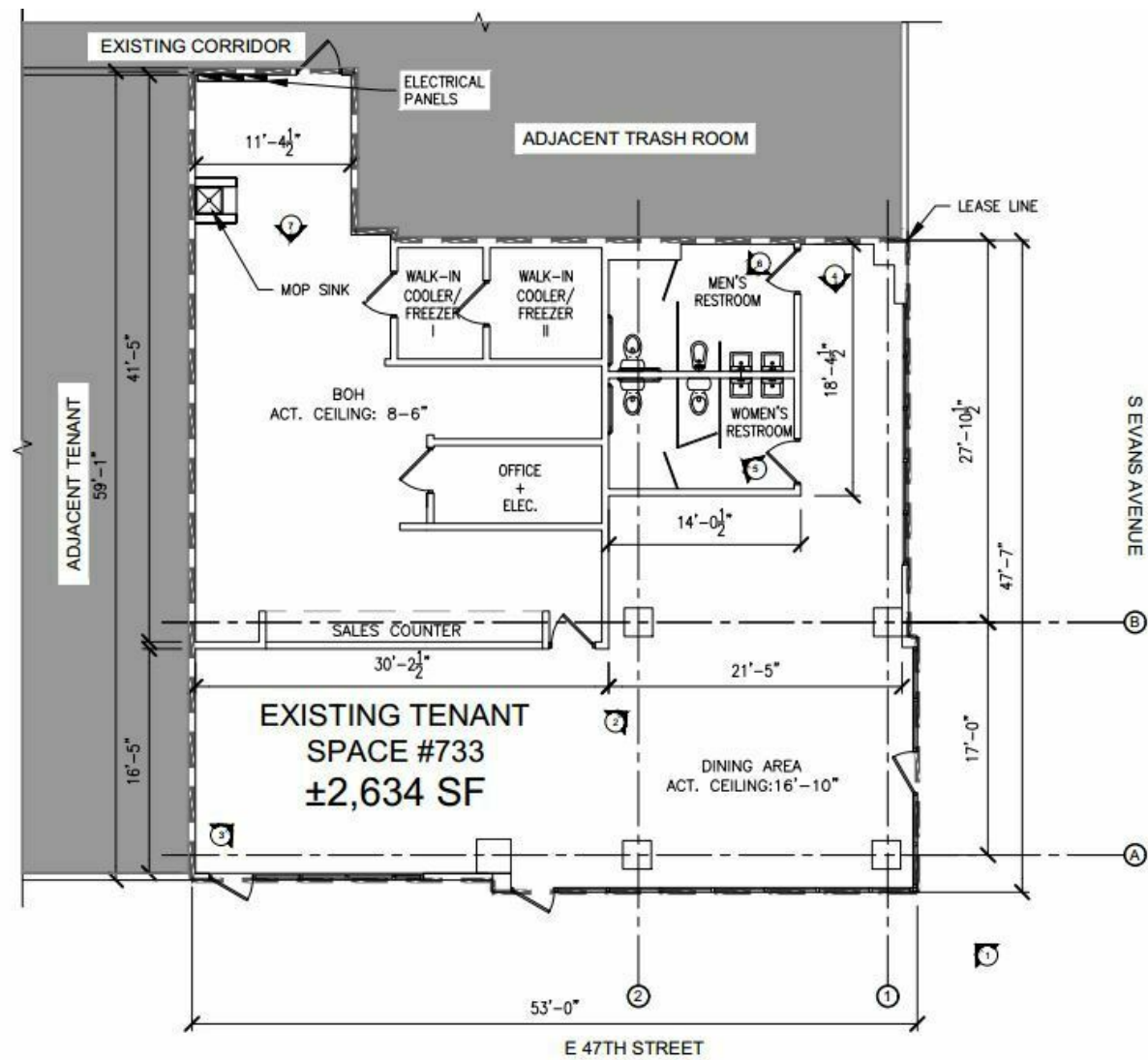
## LOCATION INFORMATION

BUILDING NAME	The Shops at Forty-Seven
STREET ADDRESS	4720 S Cottage Grove Ave
CITY, STATE, ZIP	Chicago, IL 60615
COUNTY	Cook
CROSS-STREETS	47th/Cottage Grove
SIGNAL INTERSECTION	Yes

## PROPERTY HIGHLIGHTS

- 2nd generation restaurant space at the high traffic intersection of 47th & Cottage Grove
- Former Burger King location with black iron and substantial restaurant equipment
- Excellent co-tenancy in the immediate area including Dollar Tree, McDonalds, Associated Bank
- 22,000+ vehicles per day daily vehicle count
- 72 residential units above
- Adjacent to new 120,000 sq. ft. Northwestern Advanced Outpatient Care Center
- Centrally located in the Bronzeville neighborhood
- 85 Parking spaces for customers

FLOOR PLAN



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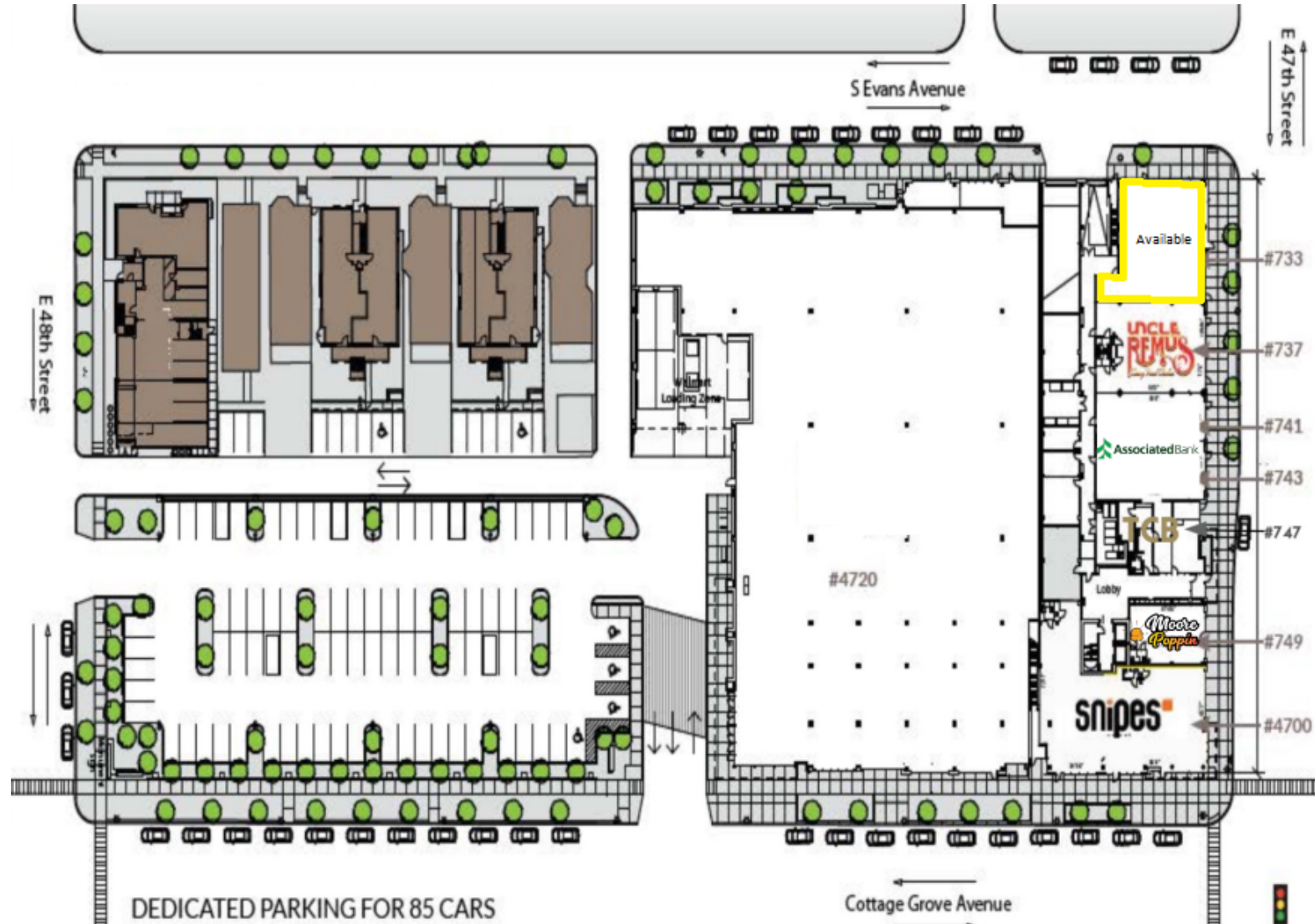
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# SITE PLAN



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## ADDITIONAL PHOTOS



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RETAILER MAP



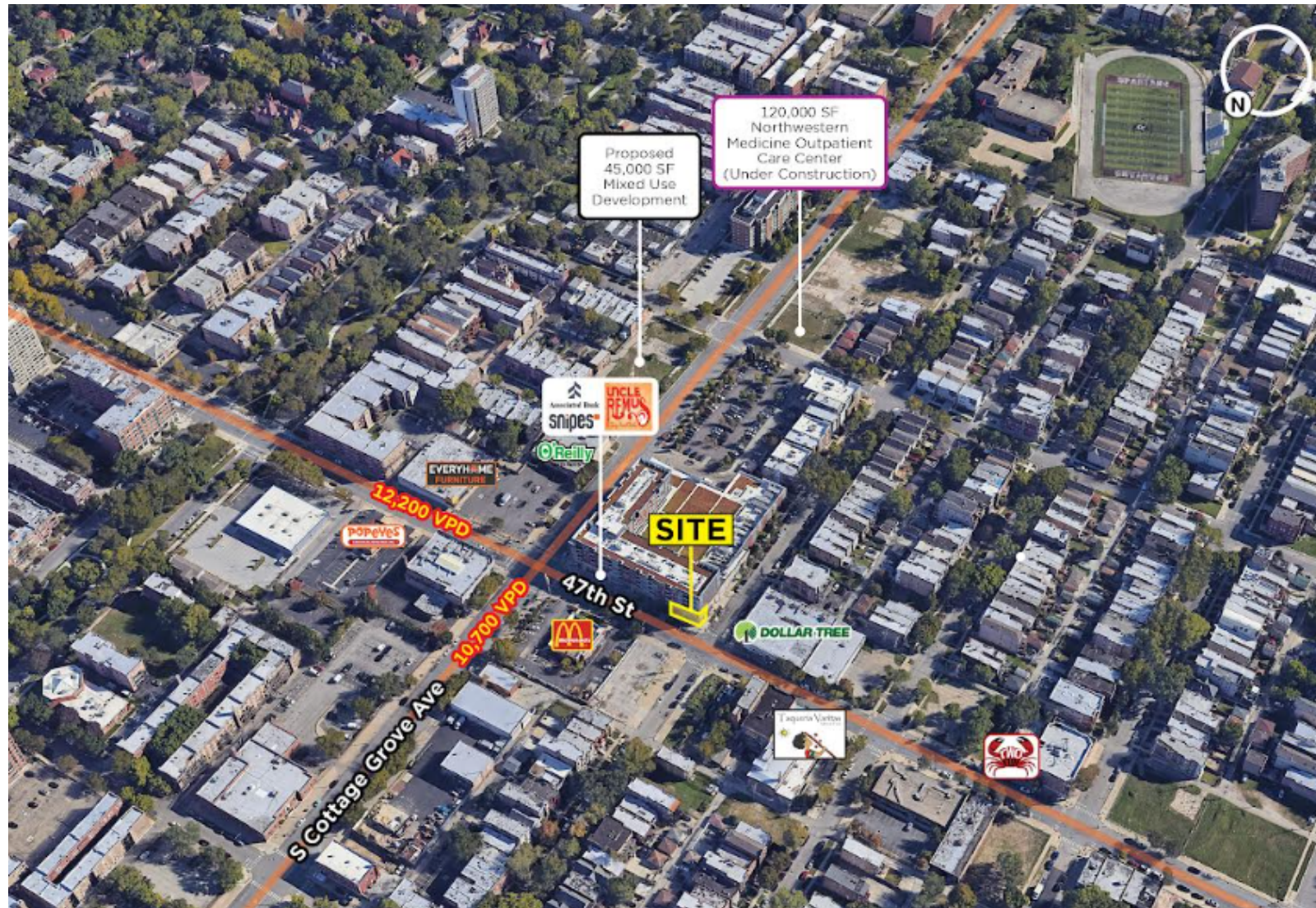
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## BIRDSEYE AERIAL



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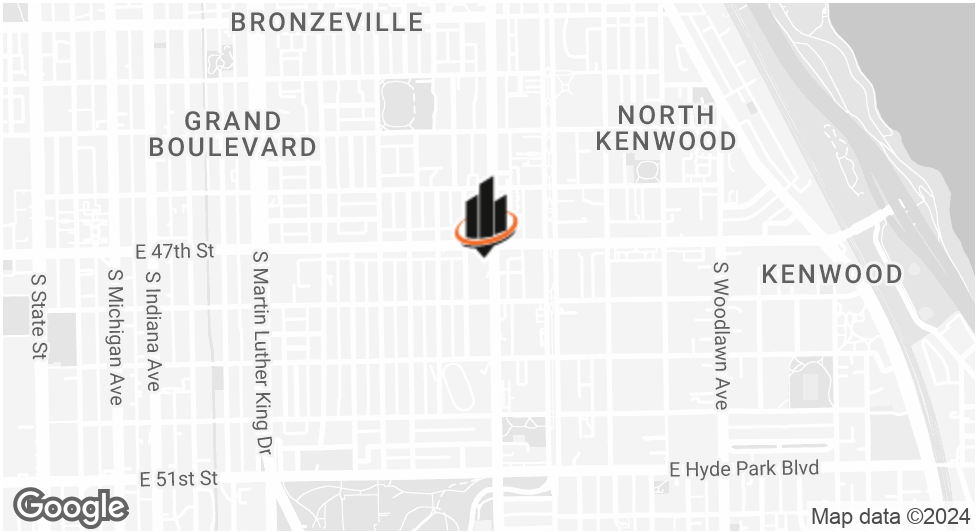
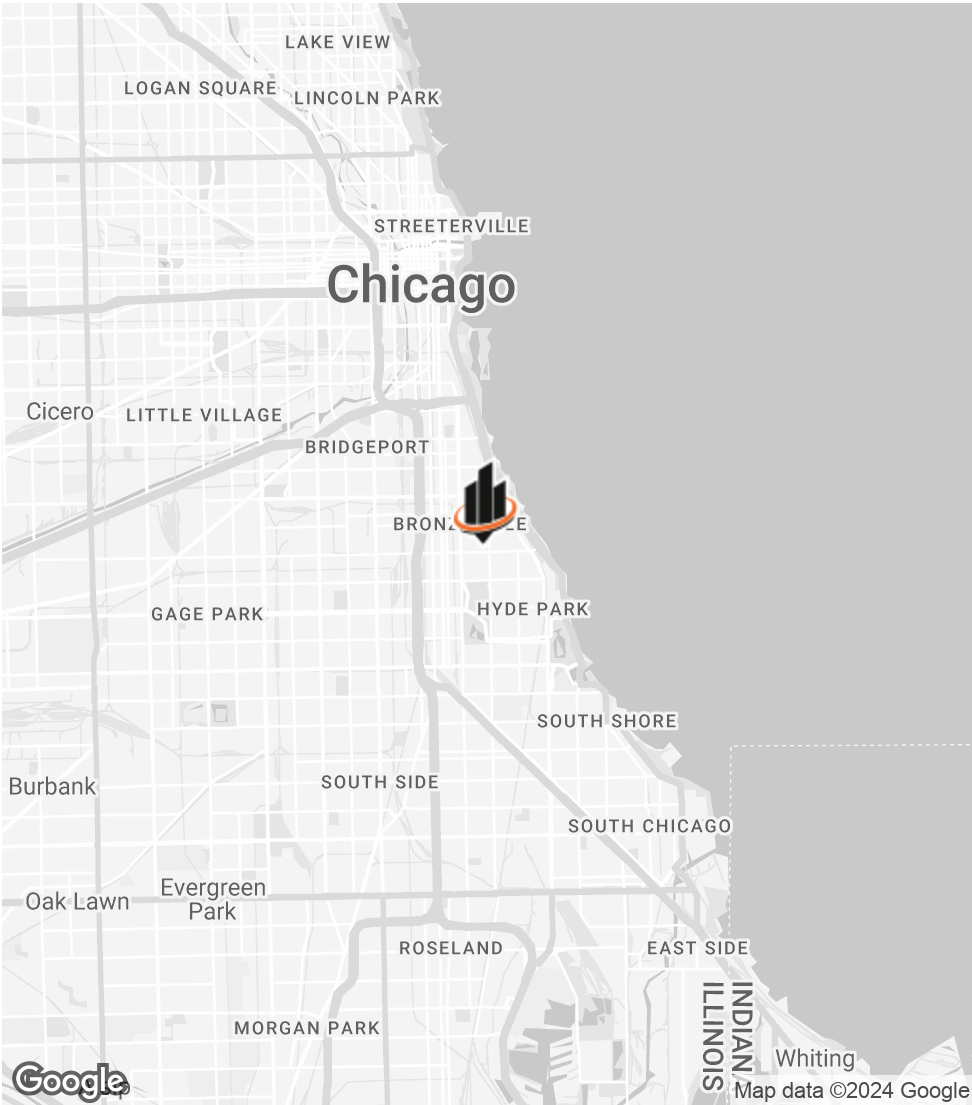
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LOCATION MAP



LOCATION OVERVIEW

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# DEMOGRAPHICS MAP & REPORT

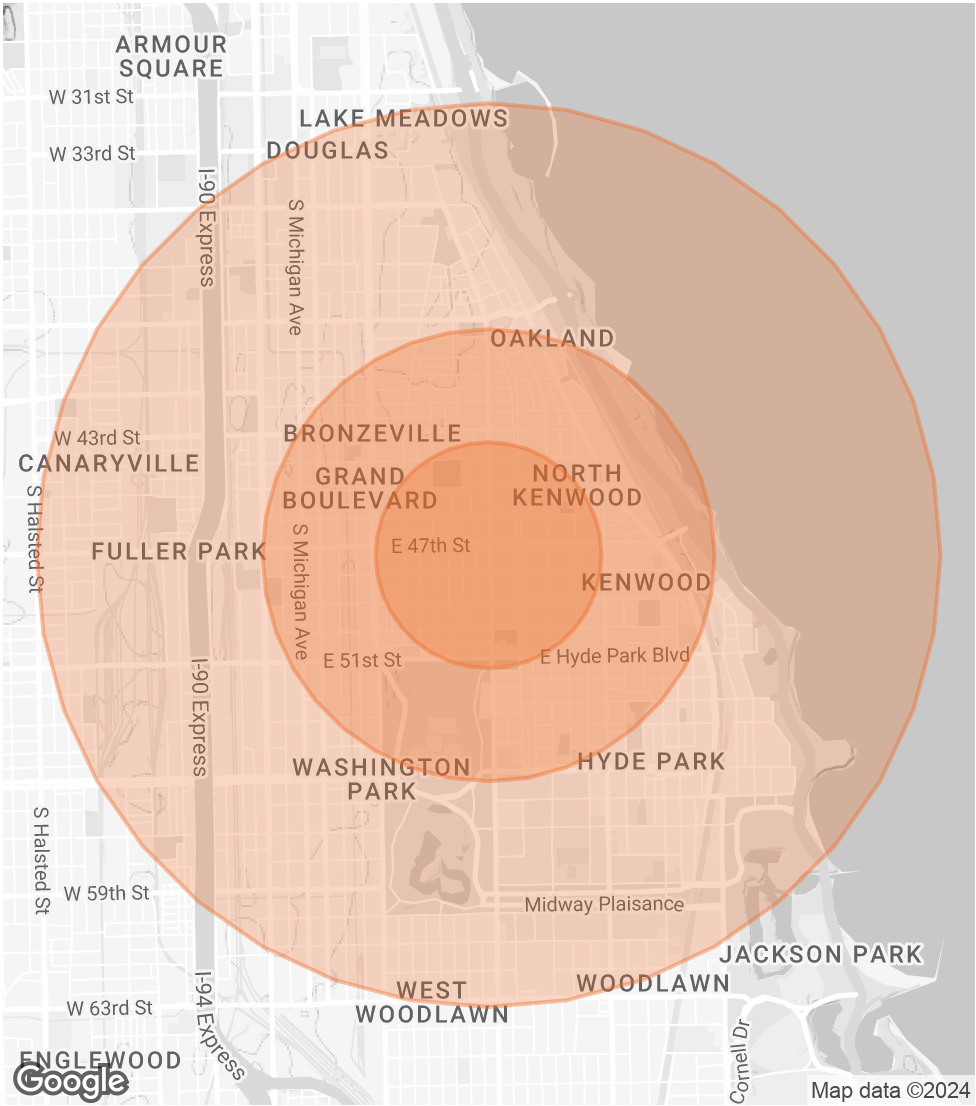
## POPULATION 0.5 MILES 1 MILE 2 MILES

TOTAL POPULATION	14,130	47,410	115,811
AVERAGE AGE	37.1	36.5	35.9
AVERAGE AGE (MALE)	37.6	35.0	33.9
AVERAGE AGE (FEMALE)	36.5	37.5	37.2

## HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 2 MILES

TOTAL HOUSEHOLDS	8,059	25,820	62,999
# OF PERSONS PER HH	1.8	1.8	1.8
AVERAGE HH INCOME	\$60,881	\$65,773	\$62,178
AVERAGE HOUSE VALUE	\$298,337	\$284,920	\$240,529

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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