

# 1800-1806 W. Chicago Ave.

Chicago, IL 60622

## PRESENTED BY:

**TIM RASMUSSEN, CCIM**

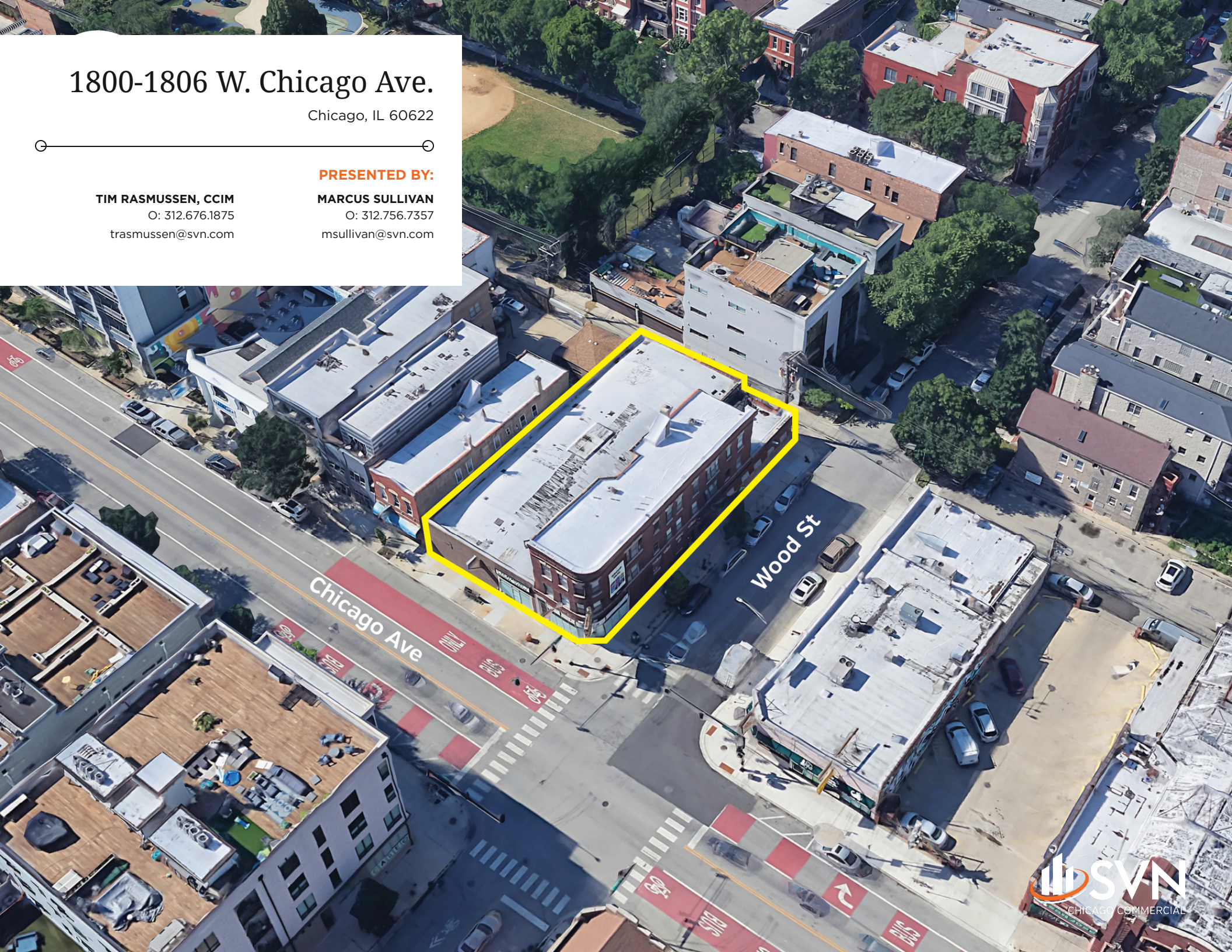
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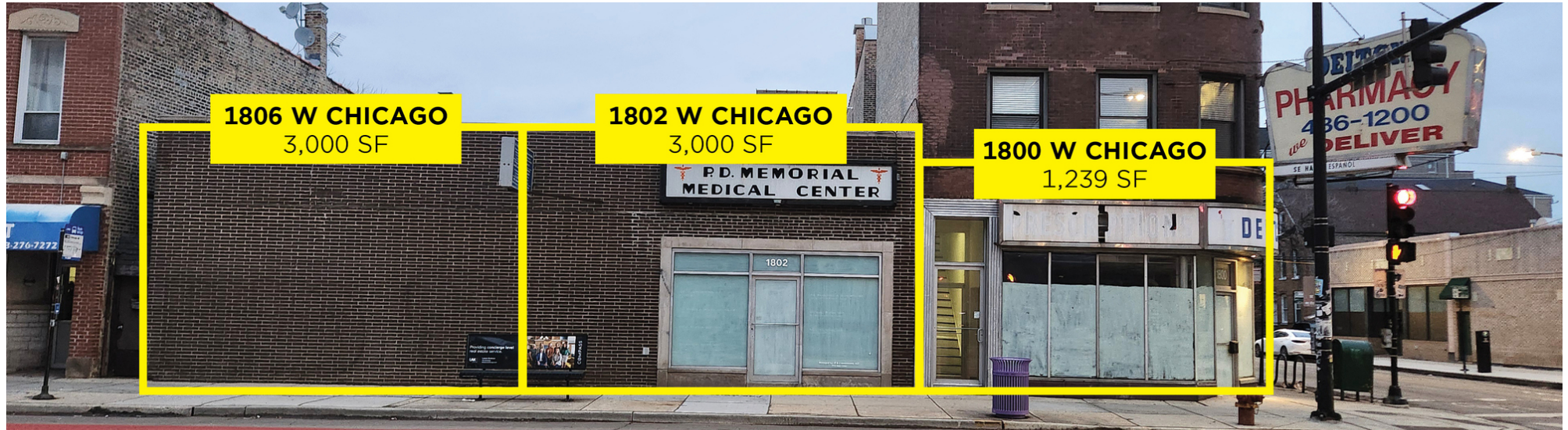
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## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$25.00 - 45.00 SF/yr (NNN)
AVAILABLE SF:	1,239 - 7,239 SF
WARD/ALDERMAN:	36/Villegas
ZONING:	Split zoning B2/B3
MARKET:	Chicago
SUBMARKET:	East Village

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## PROPERTY OVERVIEW

Great East Village retail leasing opportunity for those looking to establish a high visibility presence in this booming neighborhood. Multiple demising options include a dramatic 6,000 square-foot, bow truss building connected to a corner 1,239 square-foot retail space; a stand-alone 6,000 square-foot space; and the corner retail space only.

## PROPERTY HIGHLIGHTS

- Flexible demising plans
- Professional management
- Corner location
- A great mix of local, regional, and national retailers
- B3 zoning

# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,239 - 7,239 SF	LEASE RATE:	\$25.00 - \$45.00 SF/yr

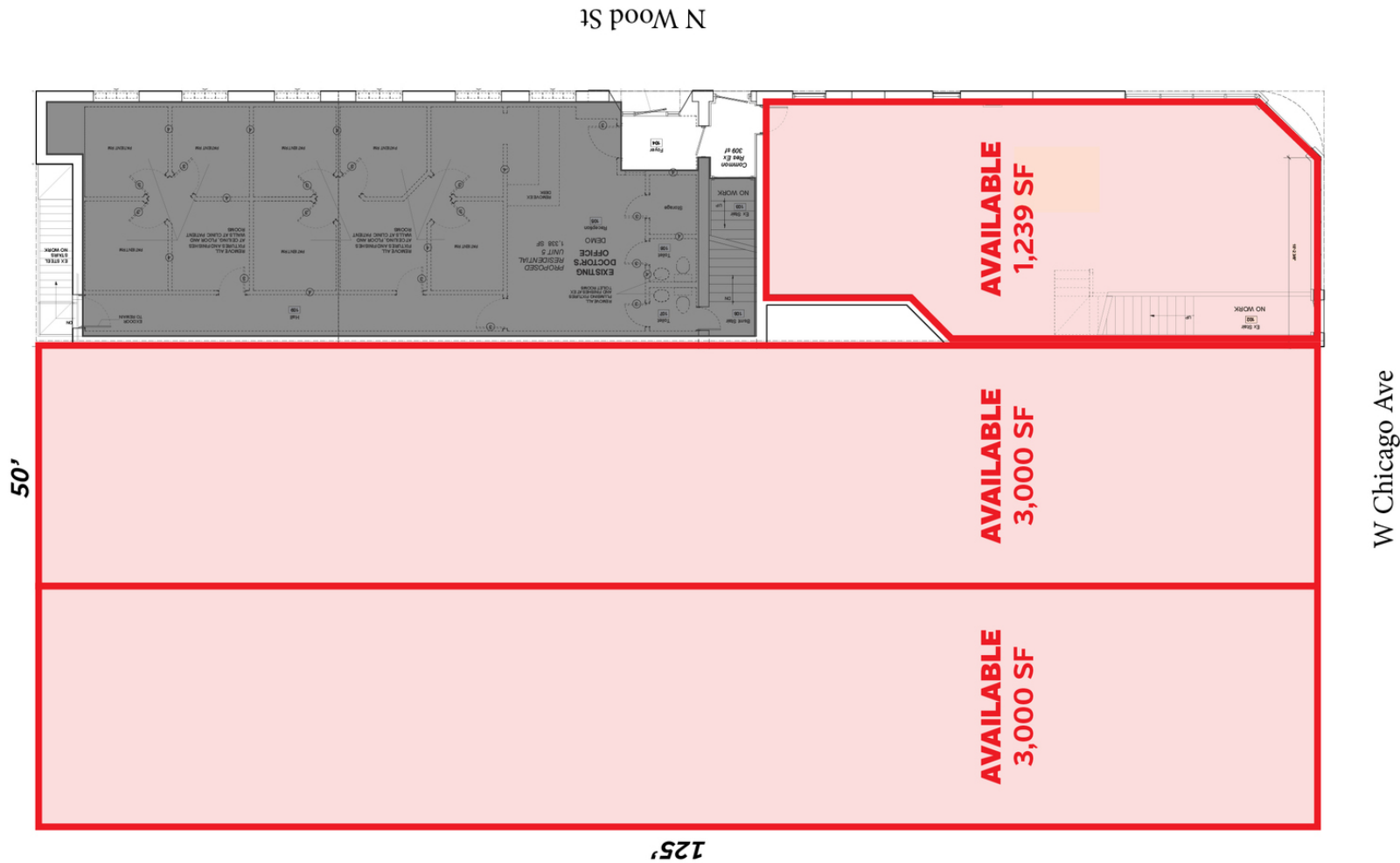
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1800-1806 W Chicago	Available	7,239 SF	NNN	\$28.50 SF/yr	6,000 square foot building together with connected high visibility 1,239 square foot corner retail space.
1802-1806 W Chicago	Available	3,000 - 6,000 SF	NNN	\$25.00 SF/yr	Dramatic bow truss building containing approximately 6,000. Divisible into two separate 3,000 square foot spaces.
1800 W Chicago Avenue	Available	1,239 SF	NNN	\$45.00 SF/yr	High visibility corner retail space

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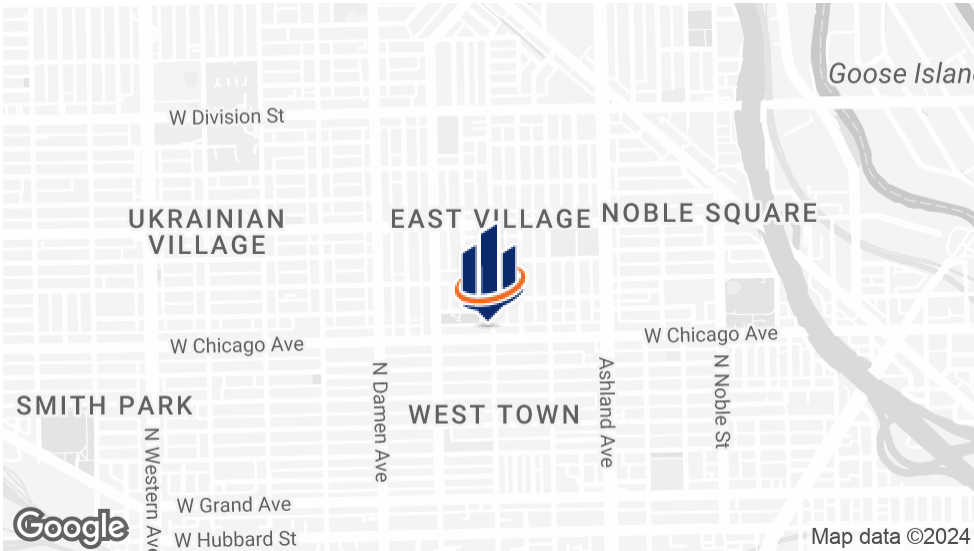
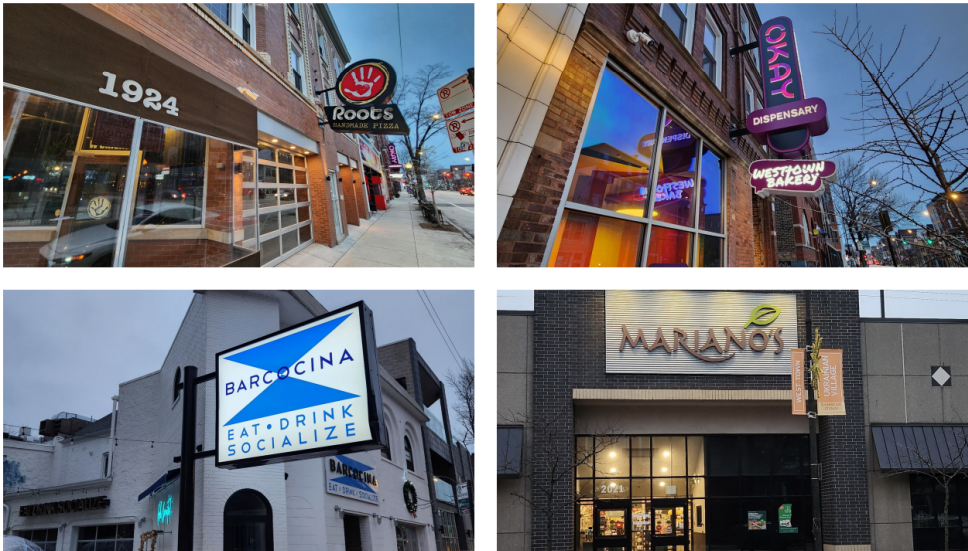
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DEMISING PLANS



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LOCATION SUMMARY



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,657	10,175	28,505
TOTAL POPULATION	5,731	19,807	57,073
AVERAGE HH INCOME	\$155,428	\$138,224	\$134,269

LOCATION DESCRIPTION

1800-1806 W Chicago Avenue is situated at the northwest corner of Chicago Avenue and Wood Street, anchoring the vibrant East Village neighborhood in Chicago. This area has experienced a remarkable change over the past decade, evolving into a dynamic hub that attracts a diverse array of local, regional, and national retailers. The neighborhood's allure lies in the density and affluence of its residents, reflecting the contemporary lifestyle choices of those who call it home.

Within a half-mile radius of the property, a thriving community of nearly 20,000 residents contributes to the area's lively atmosphere, with an impressive average household income of \$138,000. This demographic richness creates a prime market for businesses and enhances the overall economic vitality of the neighborhood.

The property's strategic location places it approximately two miles west of Chicago's famed Magnificent Mile, a renowned shopping and entertainment district. Conveniently accessible via the CTA's 66 Chicago Avenue bus route, and positioned just ¾ mile west of I-90, the property enjoys excellent connectivity to both public transportation and major highways.

As a cornerstone in this evolving urban landscape, 1800-1806 W Chicago Avenue offers not only a prime business location but also a gateway to the diverse and flourishing community that defines the East Village neighborhood.

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## RETAILER MAP



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