

FOR LEASE

818 W FULLERTON AVE

RESTAURANT SPACE FOR
LEASE

Chicago, IL 60614

PRESENTED BY:

SCOTT REINISH

O: 312.667.4609

sreinish@svn.com

TIM RASMUSSEN, CCIM

O: 312.676.1875

trasmussen@svn.com





OFFERING SUMMARY

LEASE RATE:	\$5,000.00 per month (MG)
FIRST FLOOR:	960 SF
BASEMENT:	580 SF
ZONING:	B1-3
MARKET:	Chicago
SUBMARKET:	Lincoln Park

PROPERTY OVERVIEW

Existing/fast-casual restaurant space with a finished basement for lease in the heart of Lincoln Park at the highly traveled intersection of Lincoln, Fullerton, and Halsted. Ideal space for restaurant operators looking to capitalize on the solid Lincoln Park demographics that this location offers. B1 zoning.

Substantial restaurant infrastructure including 200amp/3 phase electrical service; health department compliant 580 SF basement prep with walk-in cooler, prep, and hand sinks. 960 SF first-floor counter service area, dining, and additional prep.

PROPERTY HIGHLIGHTS

- Lincoln Park/DePaul University Fast-Casual Restaurant Space
- Bookended by a New Chipotle
- One Block to the Fullerton Red Line Station
- Extremely High Vehicular and Pedestrian Traffic
- Ideal Counter Service Configuration
- Directly Across The Street From The Lincoln Commons Development
- In The Heart of One of Chicago's Most Affluent Neighborhoods

SCOTT REINISH TIM RASMUSSEN, CCIM
O: 312.667.4609 O: 312.676.1875
sreinish@svn.com trasmussen@svn.com



SCOTT REINISH TIM RASMUSSEN, CCIM
 O: 312.667.4609 O: 312.676.1875
 sreinish@svn.com trasmussen@svn.com



SCOTT REINISH **TIM RASMUSSEN, CCIM**
O: 312.667.4609 O: 312.676.1875
sreinish@svn.com trasmussen@svn.com

RESTAURANT SPACE FOR LEASE 818 W Fullerton Ave Chicago, IL 60614

SVN | CHICAGO COMMERCIAL 4



SCOTT REINISH TIM RASMUSSEN, CCIM
 O: 312.667.4609 O: 312.676.1875
 sreinish@svn.com trasmussen@svn.com

RESTAURANT SPACE FOR LEASE 818 W Fullerton Ave Chicago, IL 60614

SVN | CHICAGO COMMERCIAL 5

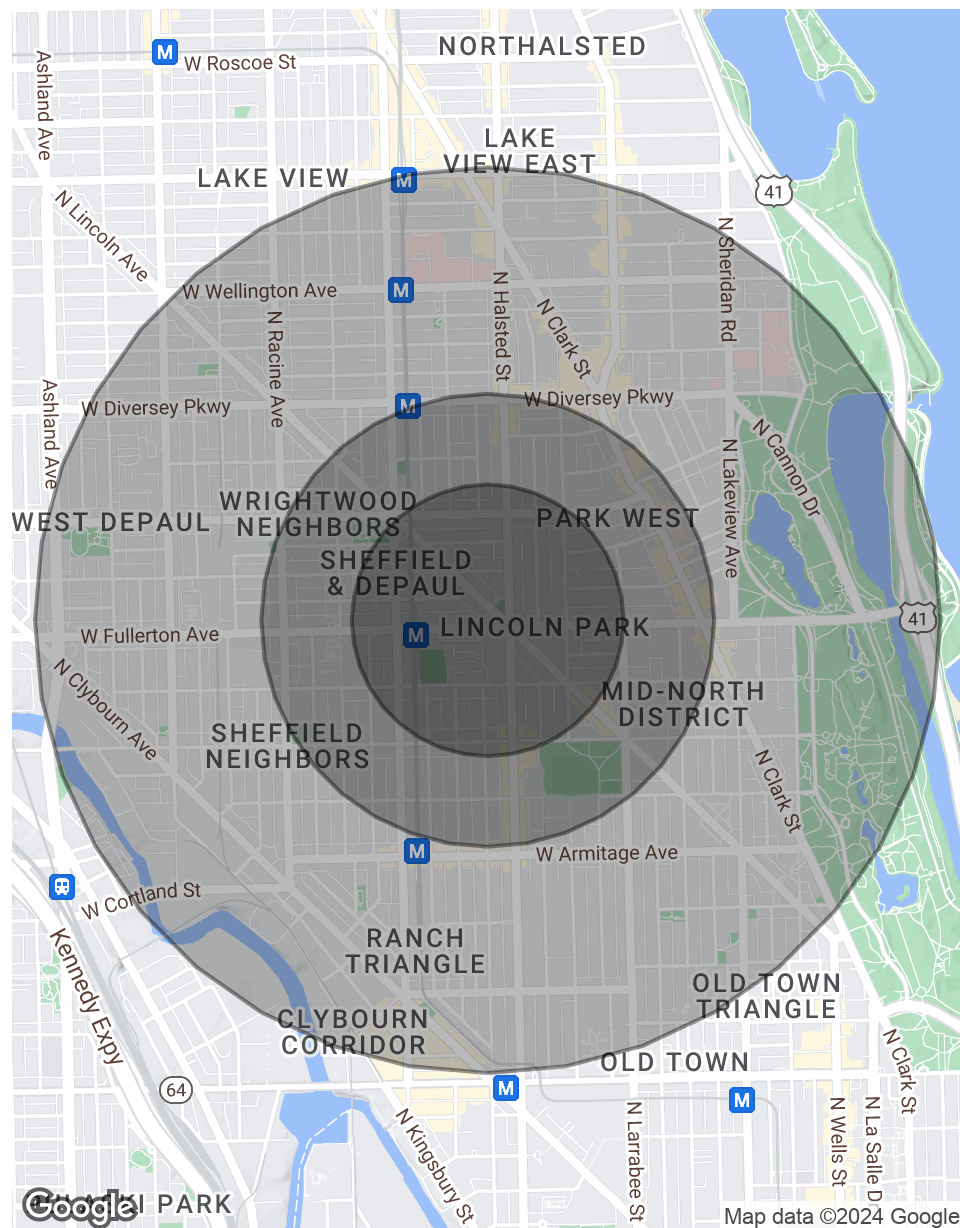
POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

TOTAL POPULATION	5,970	24,680	81,659
AVERAGE AGE	32	33	36
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	32	33	35

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

TOTAL HOUSEHOLDS	2,792	11,823	42,959
# OF PERSONS PER HH	2.1	2.1	1.9
AVERAGE HH INCOME	\$206,359	\$201,143	\$191,212
AVERAGE HOUSE VALUE	\$1,107,815	\$1,036,377	\$925,078

* Demographic data derived from 2020 ACS - US Census



SCOTT REINISH **TIM RASMUSSEN, CCIM**
O: 312.667.4609 O: 312.676.1875
sreinish@svn.com trasmussen@svn.com

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

SCOTT REINISH **TIM RASMUSSEN, CCIM**
O: 312.667.4609 O: 312.676.1875
sreinish@svn.com trasmussen@svn.com