

RETAIL FOR LEASE

RETAIL/OFFICE AVAILABLE IN UKRAINIAN VILLAGE

1955 W Chicago Ave., Chicago, IL 60622



OFFERING SUMMARY

AVAILABLE SF:	1600-3200 SF
LEASE RATE:	\$19.37/sf/yr Net
BUILDING SIZE:	3,200 SF
ZONING:	B3-2

PROPERTY OVERVIEW

Well located street level retail space on busy Chicago Ave. bordering West Town.
Great Visibility and Signage
High traffic count 17,000 VPD
Active retail corridor

PROPERTY HIGHLIGHTS

- 1,600 rsf available, additional 1,600 rsf unfinished basement
- Monthly Rate: \$3,000/mo. (w/ basement included)
- Large open area; approximately 21' x 77'
- Kitchenette, in-suite restroom, hard wood flooring, studio lighting
- Ideal for hair salon, apparel, specialty goods, grocery, or fitness users
- Office uses: Tax, Accounting, or Insurance
- For Showings call Patrice or Jennifer at 773-732-4711

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

PATRICE MARKS
Senior Director & Executive Vice President
O: 847.409.7983
patrice@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office independently owned and operated.

Each Office Independently Owned and Operated kwcommercial.com

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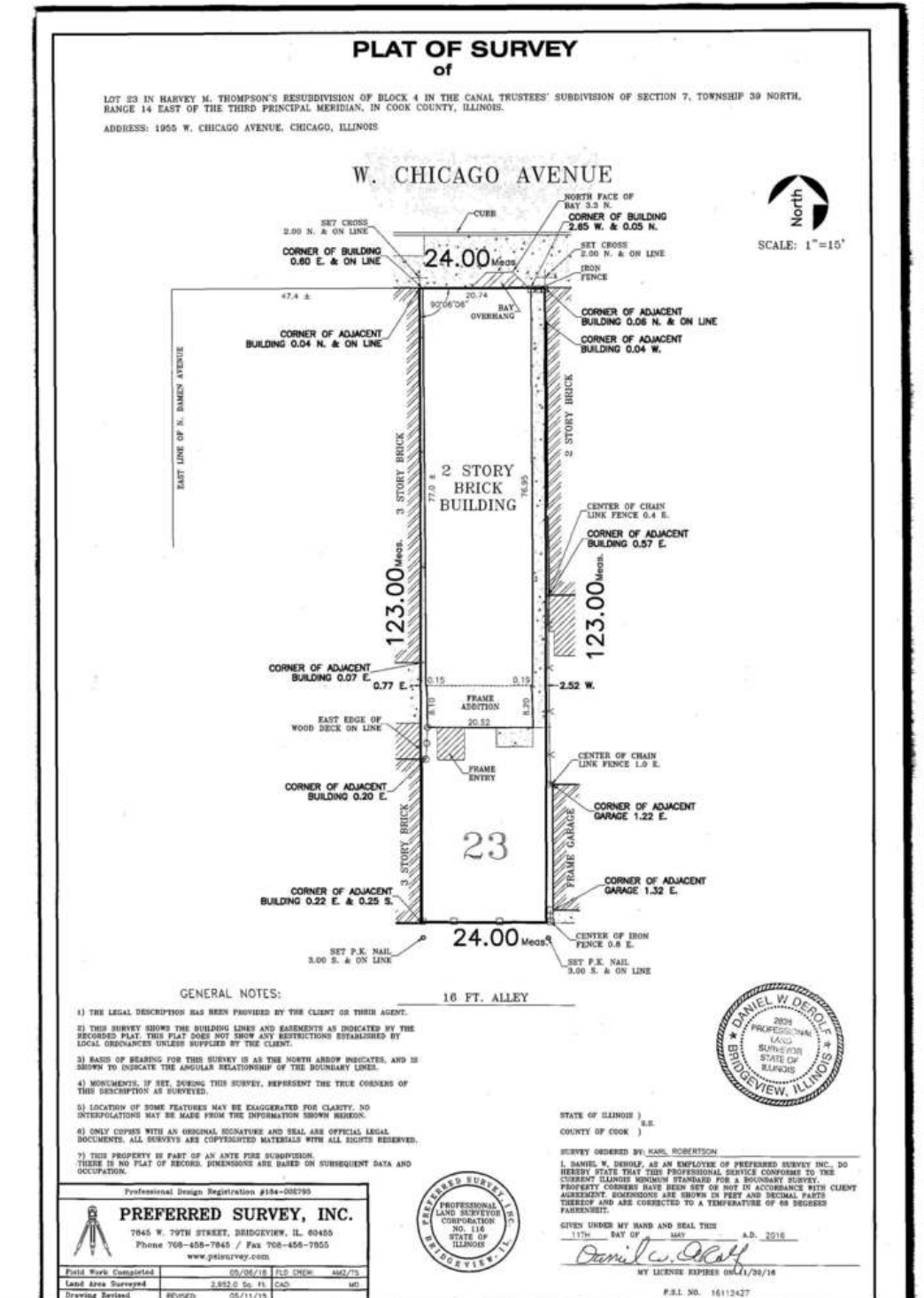
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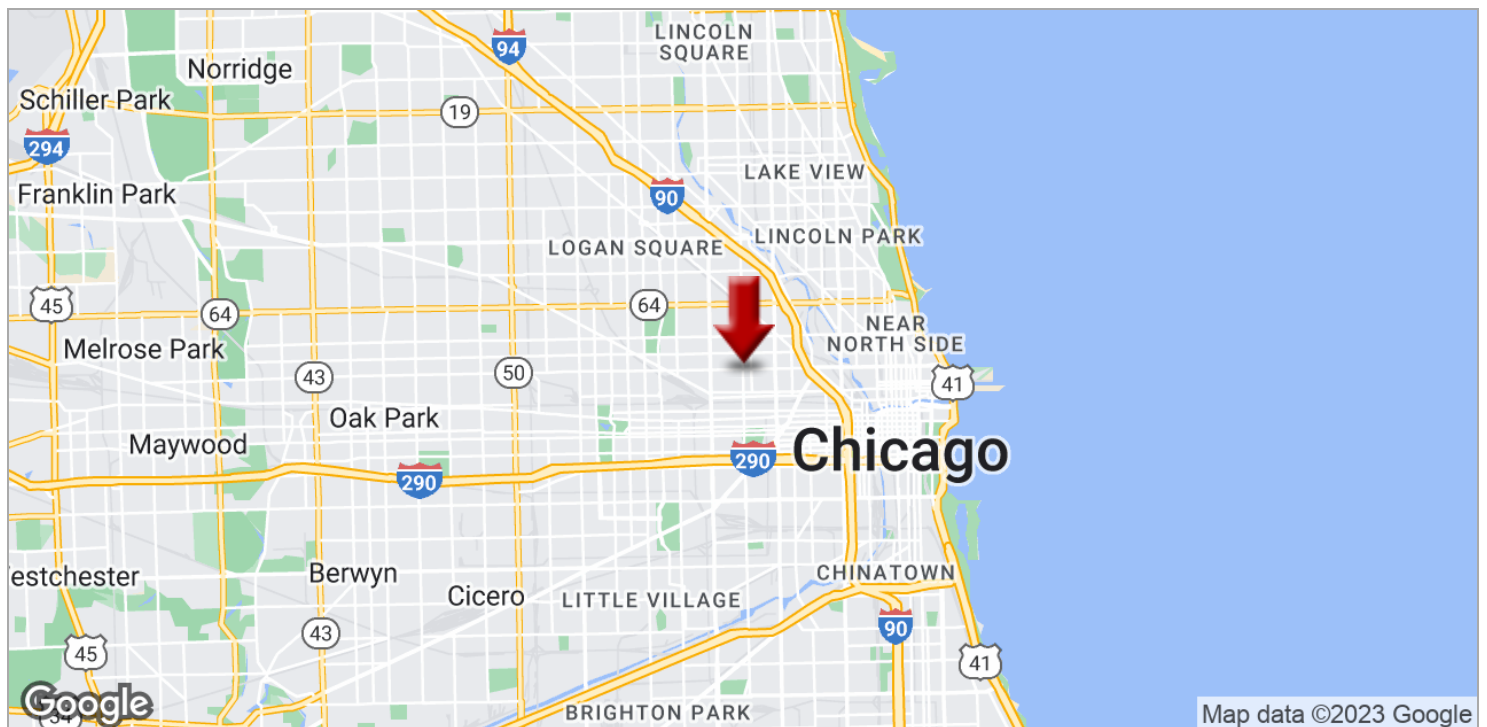
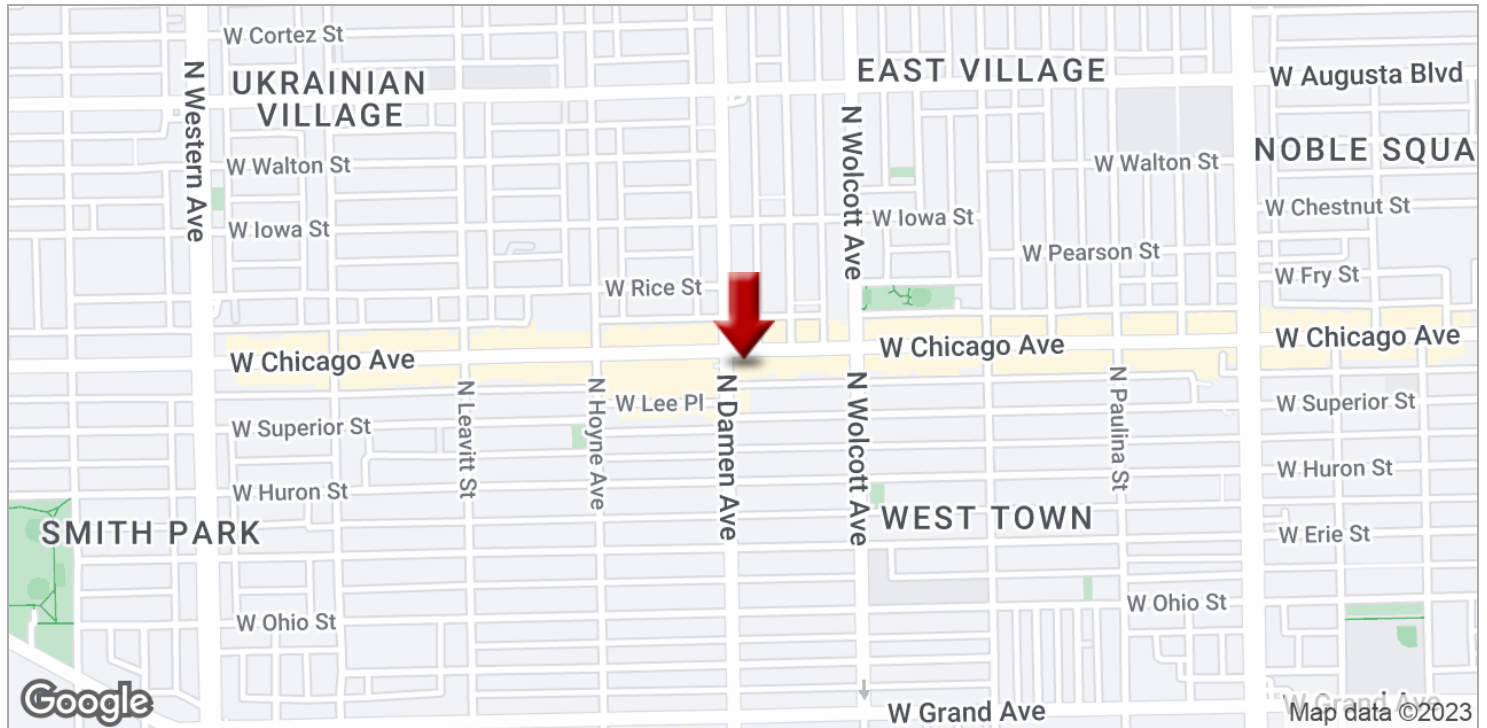
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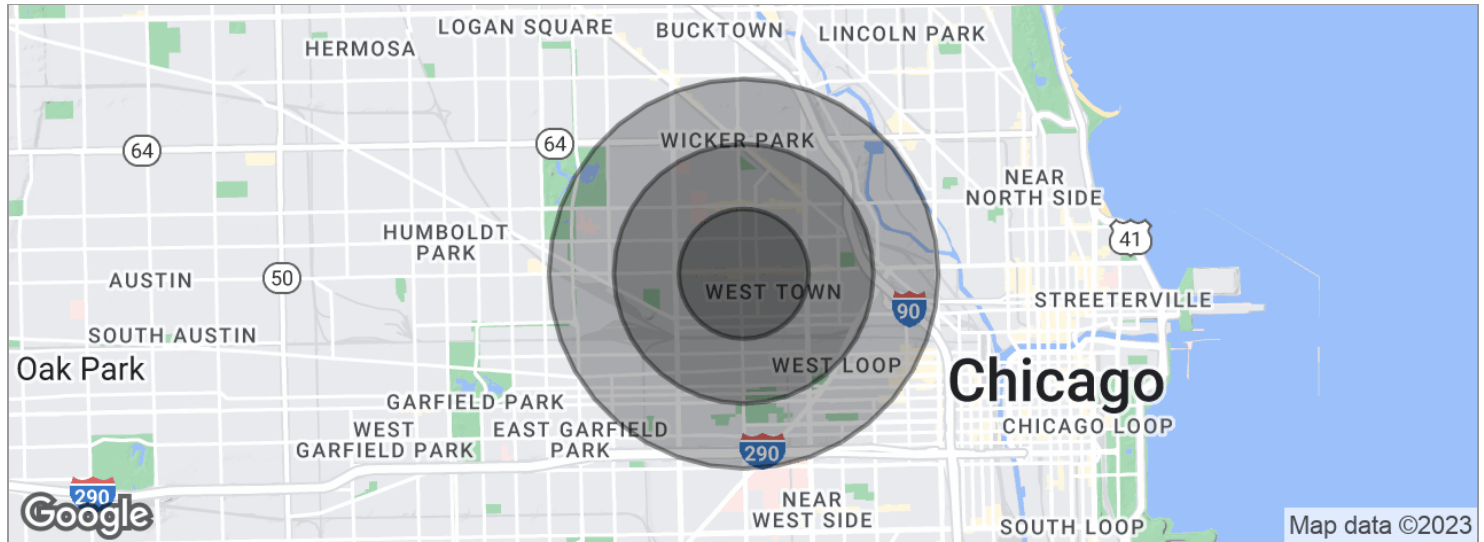
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	17,666	60,590	117,818
Median age	30.5	31.1	31.1
Median age (male)	31.5	31.7	31.4
Median age (Female)	30.1	30.9	31.0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	8,063	27,132	53,021
# of persons per HH	2.2	2.2	2.2
Average HH income	\$93,657	\$85,696	\$86,013
Average house value	\$504,954	\$492,437	\$486,348

* Demographic data derived from 2020 ACS - US Census

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