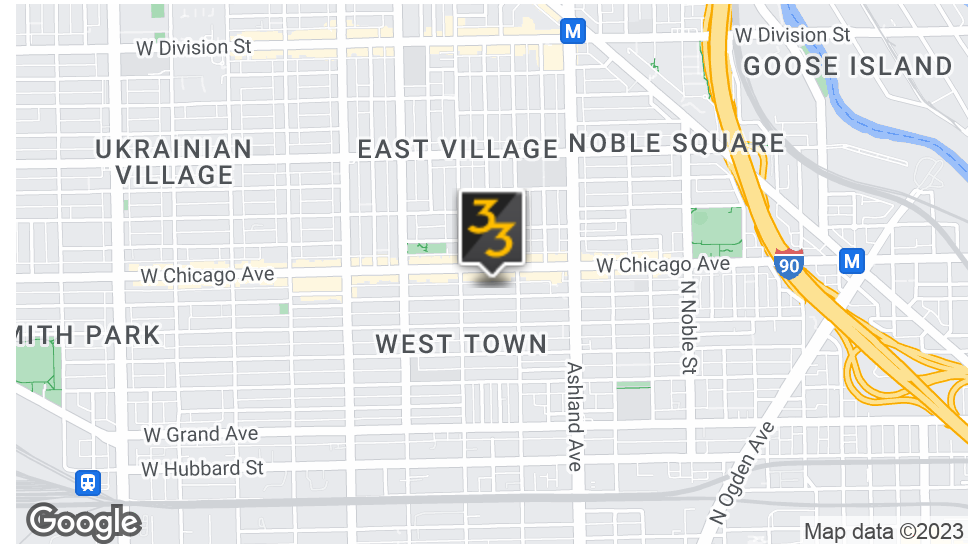


1727 W CHICAGO - 2ND FLOOR LIVE-WORK/OFFICE/RETAIL SPACE FOR LEASE

1727 W CHICAGO AVENUE, CHICAGO, IL



PROPERTY SUMMARY

Available SF:

Lease Rate: \$2,500 per month (Gross);
\$3,000 per month (Gross) for live-work

Lot Size: 3,025 SF

Zoning: B1-2

Market: Chicago

Sub Market: West Town

Cross Streets: Chicago Avenue & Wood or Paulina

PROPERTY OVERVIEW

2nd floor raw space available for rent. Amazing potential. Previous tuxedo rental shop. Tall, ~12 foot ceilings. Full bathroom and galley kitchen located in rear. Space can be opened up a variety of uses. Excellent yoga, dance, artist, or professional space. Potential live-work opportunity. Owner's son runs the dental office on the 1st floor

PROPERTY HIGHLIGHTS

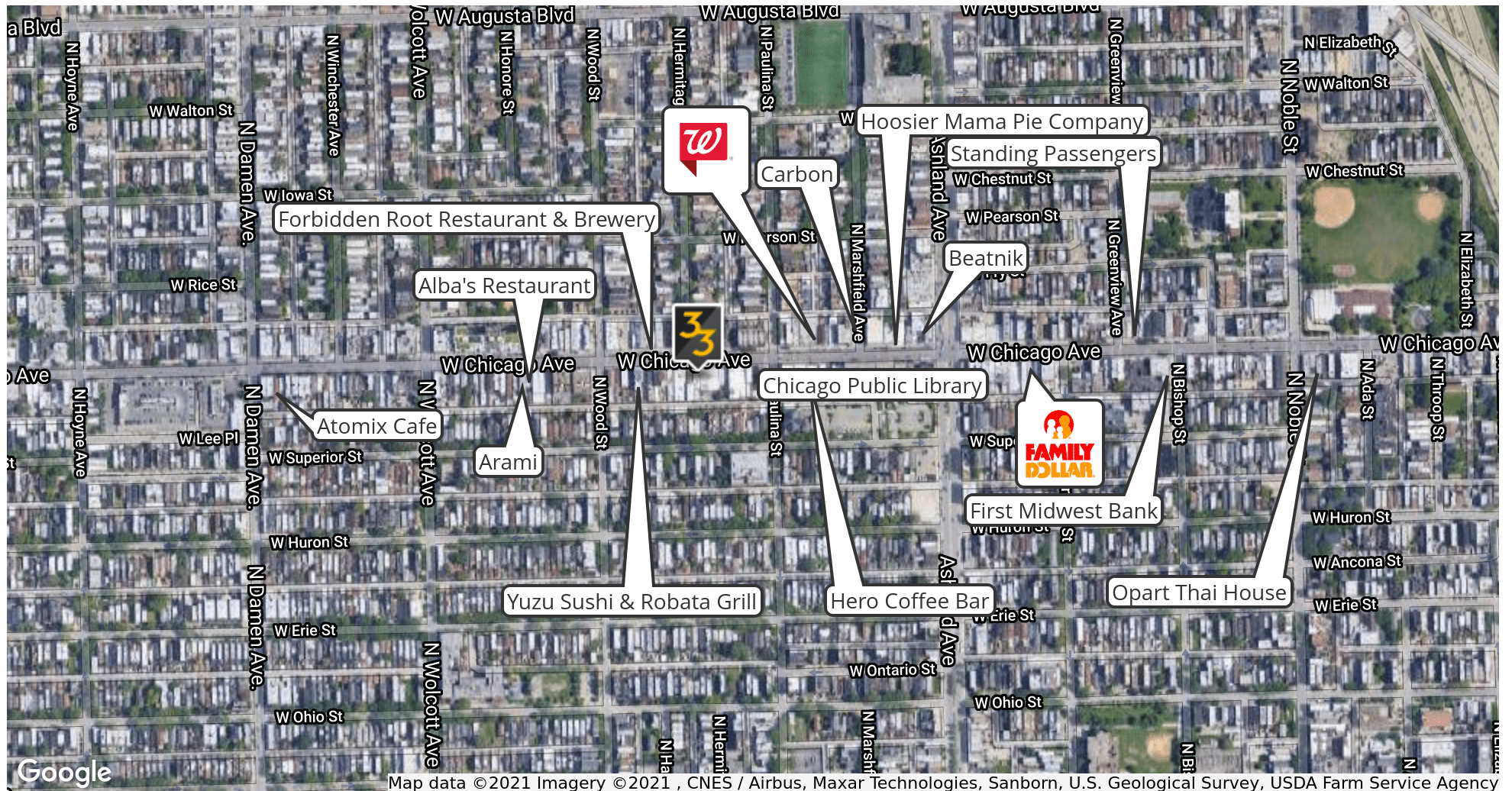
- INTERIOR WALLS ARE GENERALLY NON-LOAD BEARING
- Front Room: 64'x22'7";
- 2nd Room (Interior): 10'4"x22'8";
- 3rd Room (Interior) : 12'3"x22'11";
- Rear Room (Kitchen, Bathroom): 31'4"x22'7"

PRESENTED BY: **GENE HART**
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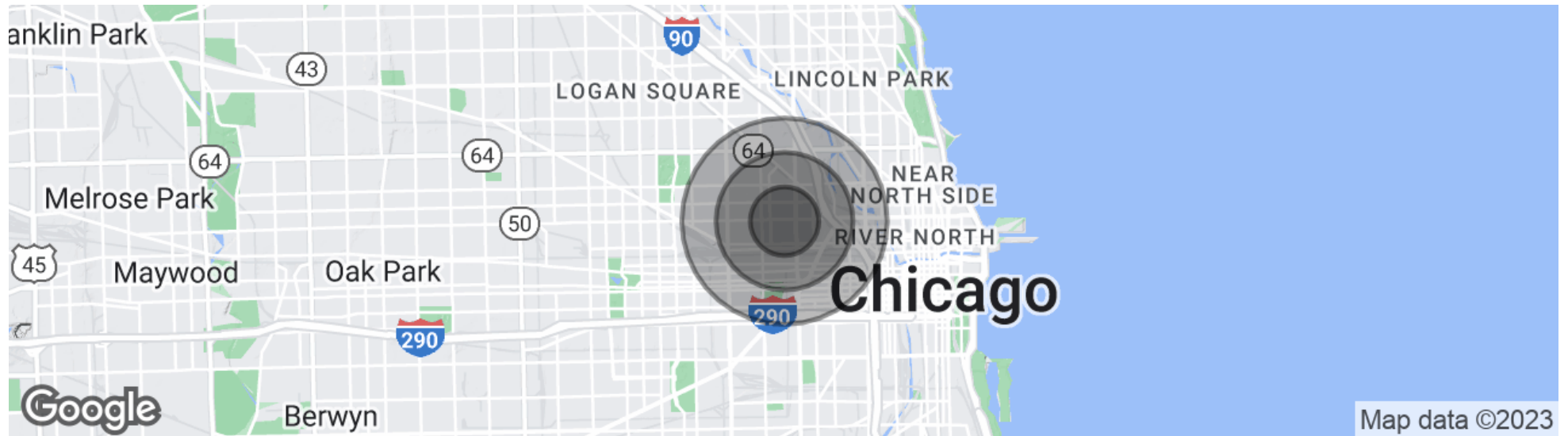


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	17,694	57,838	107,601
Median age	31.0	31.2	31.5
Median age (Male)	31.2	31.5	31.9
Median age (Female)	31.3	31.1	31.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	8,215	26,773	49,771
# of persons per HH	2.2	2.2	2.2
Average HH income	\$92,343	\$88,552	\$91,939
Average house value	\$409,928	\$481,439	\$511,026

** Demographic data derived from 2020 ACS - US Census*

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