



FOR LEASE
WASHINGTON PARK
RETAIL / RESTAURANT
105-115 51st Street
Chicago, IL 60615



HIGHLIGHTS

Property Type: Retail / Restaurant
Lease Type: Modified Gross
Size: 1,040 - 1,241 Sq Ft
Zoning: B3-3
Alderman: Dowell

SNAPSHOT



- 1,040 - 1,241 Sq Ft corner retail space available in newer construction strip center at corner of 51st & Michigan Avenue
- Includes 2 ADA bathrooms, existing plumbing, & black iron possible
- Ample parking available in a shared lot
- Tenant pays utilities and is responsible for reimbursing Landlord for their share of common expenses (water and trash is approximately \$70 - \$80 per months)

TRANSIT



Located on CTA #15
51st Street Bus Route

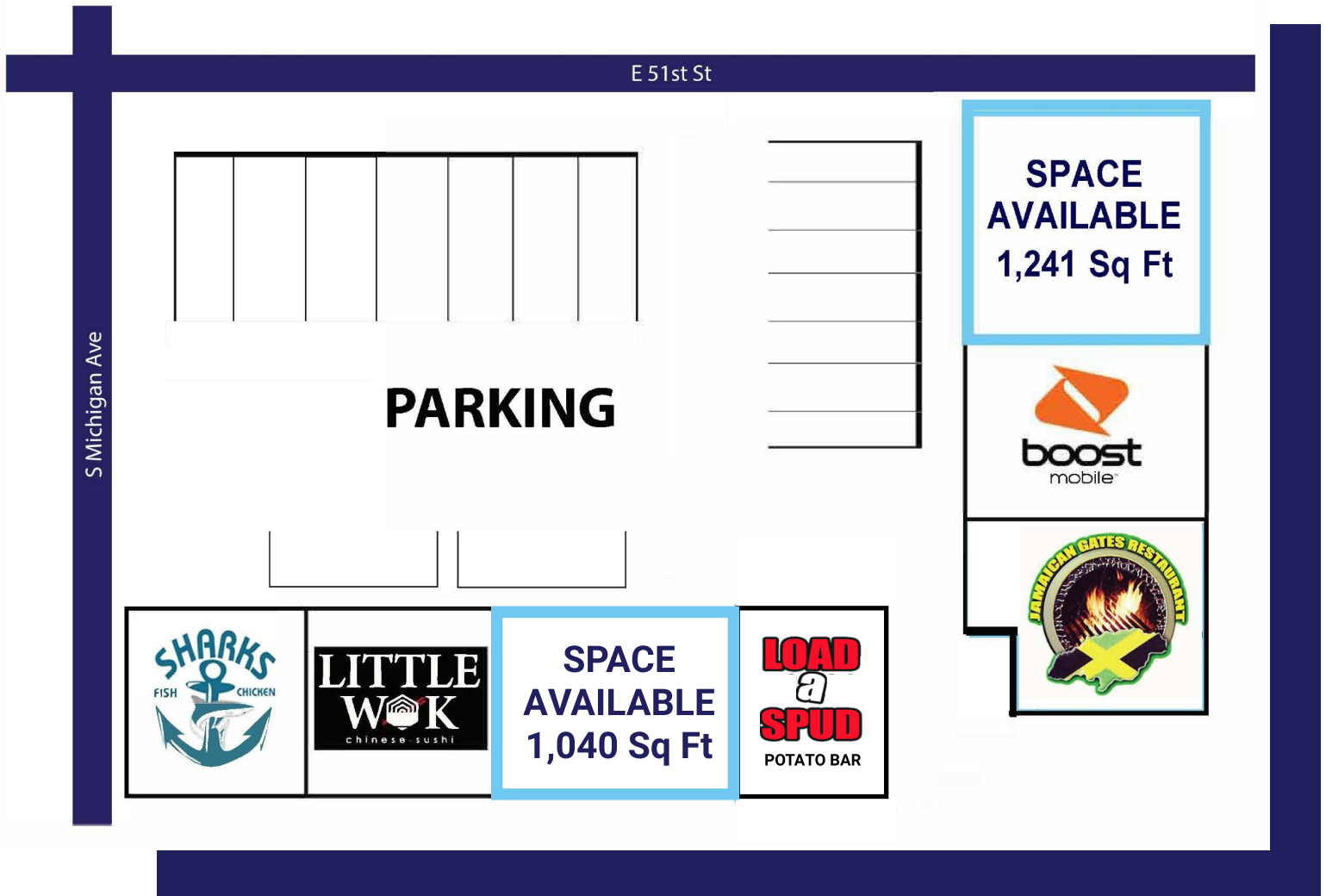


0.2 miles to CTA
51st Street Green Line
Station



0.2 miles to CTA #29
State Street Bus Route

SITE PLAN



- Strip center co-tenants: Shark's Fish & Chicken, Little Wok Chinese & Thai Cuisine, Jamaican Gates Restaurant, Boost Mobile & Load a Spud Potato Bar

Available Unit:

- 105 E 51st Street = 1,040 Sq Ft - previously occupied by Metro PCS
- 115 E 51st Street = 1,241 Sq Ft - previously occupied by a sandwich shop

DEMOGRAPHICS



Population

1 Mile 30,782



Households

1 Mile 12,304



Avg Household Income

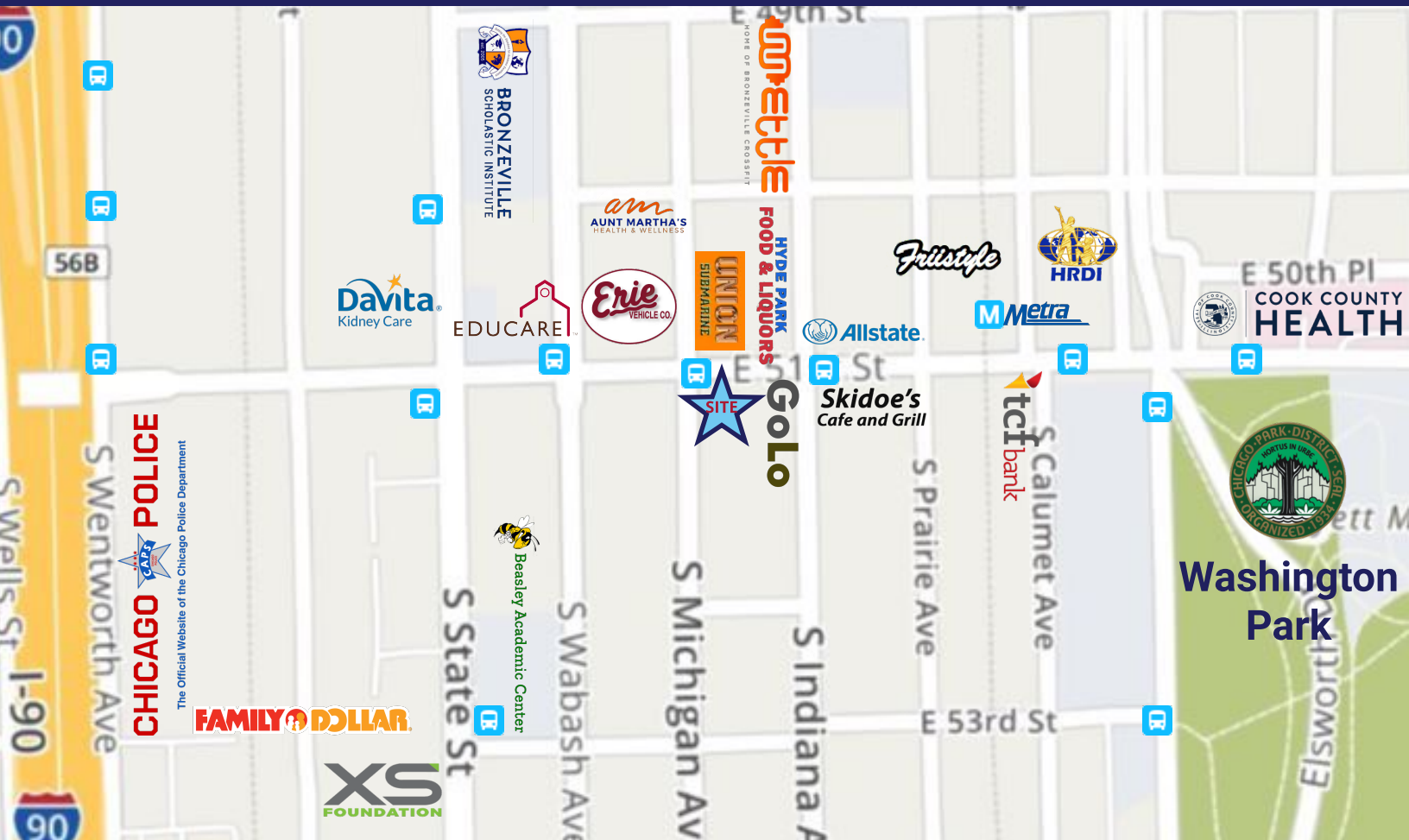
1 Mile \$52,712



Consumer Spending (000s)

1 Mile \$203,813

AREA MAP



TRAFFIC COUNT

E 51st Street 12,798