



FOR LEASE WEST BUCKTOWN

DOUBLE LOT
1540-42 N Western Avenue
Chicago, IL 60622



HIGHLIGHTS

Property Type: Industrial / Land
Lease Type: Modified Gross
Building Size: 2,500 Sq Ft
Lot Size: 5,434 Sq Ft
Zoning: C1-2
Alderman: La Spata

SNAPSHOT



- Two lots of prime investment / development opportunity with Western Avenue frontage
- High-visibility location with over 29,100 vehicles per day
- Includes commercial / retail building with adjacent 2-car garage containing 2 bays / overhead doors and 1 lift
- Ideal for restaurant with outdoor seating or any other business needing retail, parking, and/or outdoor area
- Great location just 2.5 blocks from The 606 / Bloomingdale Trail and steps away from North Avenue dining and nightlife options

TRANSIT



On CTA #49
Western Avenue
Bus Route



Steps to #72
North Avenue
Bus Route



0.5 miles to CTA
Western Blue
Line Station

DEMOGRAPHICS



Population

1 Mile 66,711



Households

1 Mile 29,130



Avg Household Income

1 Mile \$113,564



Consumer Spending (000s)

1 Mile \$780,886

AREA MAP



TRAFFIC COUNT

N Western Ave 29,100