

# FOR LEASE

UKRAINIAN VILLAGE  
2007-09 W Grand Avenue  
Chicago, IL 60612

## Retail Spaces Available on Grand at Damen



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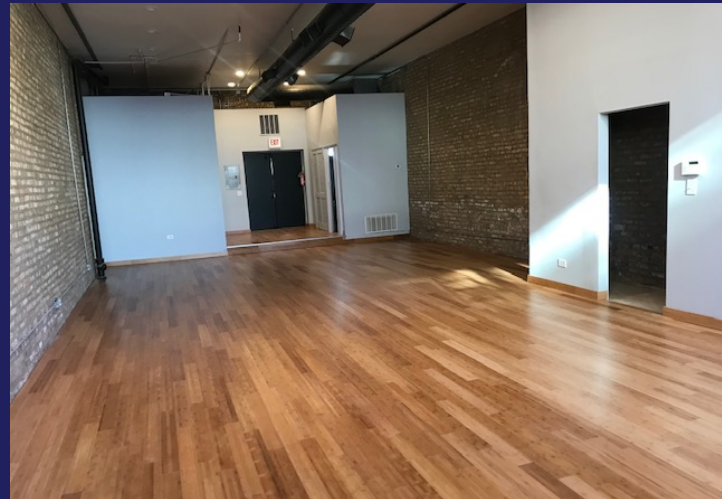
# HIGHLIGHTS

## UKRAINIAN VILLAGE

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**Property Type:** Retail / Office  
**Lease Type:** Gross  
**Size:** 1,294 Sq Ft  
**Zoning:** C3-2  
**Alderman:** Maldonado  
**Parking:** 2-Car Garage



- 1,294 Sq Ft retail space
- Features large storefront windows, high ceilings, hardwood flooring throughout, updated bathrooms, and storage closet
- 2-car garage (available for additional rent) and patio located in rear of building

- High-visibility location with over 19,369 vehicles per day and a Walk Score of 93
- Favorable C zoning allows a variety of uses including esthetics / hair / massage / nail studio / pet grooming / boarding or tattoo shop



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# SNAPSHOT

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## DEMOGRAPHICS

1 MILE 3 MILES

### Population



45,287

489,515

### Households



20,651

223,249

### Avg. Household Income



\$101,543

\$106,837

## TRANSIT AT SITE



CTA #50  
Damen Bus  
Stop



Divvy Bike  
Station



CTA #65  
Grand Bus  
Stop



0.7 Miles to  
Western Metra  
Station



0.9 Miles to  
Green / Pink  
Ashland Station

## TRAFFIC COUNTS

Grand Avenue: 19,369 VPD

Damen Avenue: 19,444 VPD

W Grand Ave

SITE

N Damen Ave

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# FLOOR PLAN

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