

1838 W Chicago Ave    East Ukrainian Village  
Chicago, IL 60622

**FOR LEASE** 1,500 - 6,238 SF

LUXE on Chicago - Ukrainian Village Retail Space



New Construction Retail - 1st Floor of Luxury 59-Unit  
Apartment Development on Chicago Avenue

# Property Highlights

## 1838 W Chicago Ave

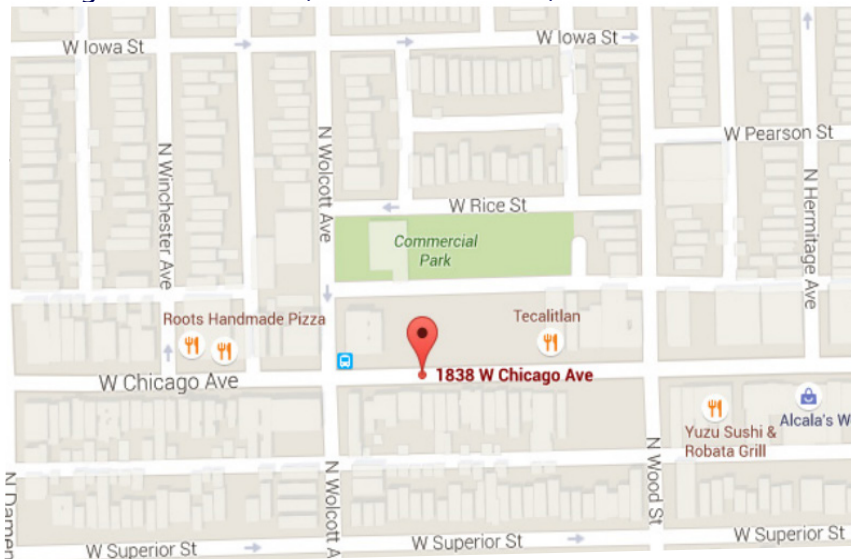
# East Ukrainian Village

Chicago, IL 60622

### DEMOGRAPHICS

(2015 Estimates)

	1 Mile	3 Mile
Population	46,513	510,623
Households	21,794	249,728
Average Income	\$100,827	\$100,997



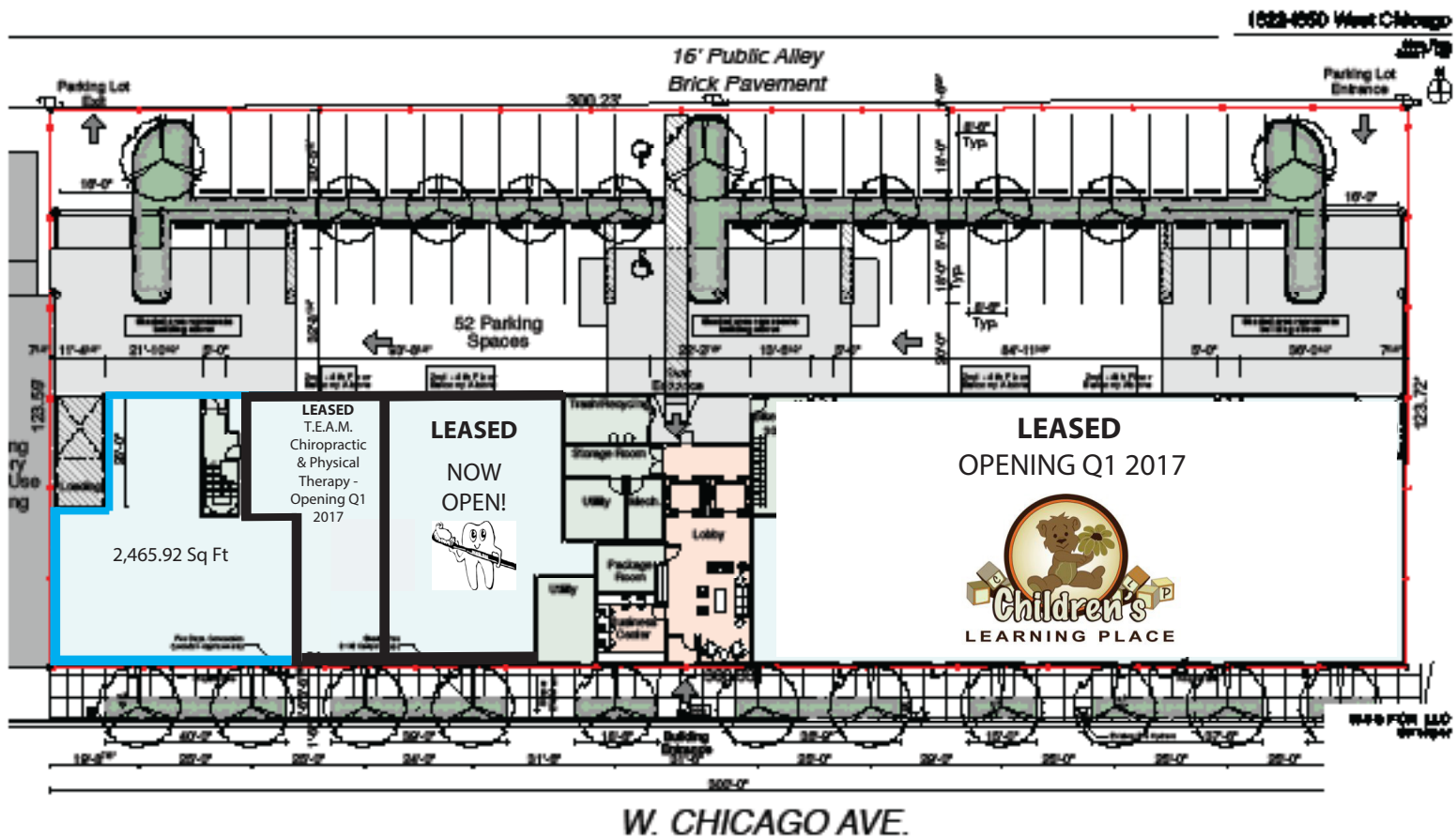
Price: \$25 / Sq Ft  
Listing Type: For Lease  
Property Type: Retail / Restaurant  
Lease Type: NNN  
Extras: \$7 / Sq Ft  
ASF: 6,238 Sq Ft  
Min. Divisible: 1,500 Sq Ft  
Max Contiguous: 6,238 Sq Ft  
Building Size: 83,750 Sq Ft  
Ceiling Heights: 14'  
Stories: 4  
Zoning: PD-1264  
Parking: Street Parking  
Alderman: Moreno

### Highlights:

- 6,238 Sq Ft, divisible to 1,500 Sq Ft
- First floor retail space in luxury, pet friendly, 59-unit apartment building in the heart of Ukrainian Village
- High Foot traffic area in West Town's fastest growing Neighborhood (Walk score of 97)
- Great retail visibility to over 17,000 vehicles per day
- Close to Root's Pizza, Yuzu Sushi, West Town Bakery, Cleo's Bar & Grill, High Dive, and Subway Sandwich
- Close to Walgreen's and Mariano's, 2 blocks from new shared loft office suites in converted terra-cotta building
- Excellent location for dry cleaners, nail salon, cafe / coffee shop, juice bar, clothing / shoe store, pet related service, dental / medical, spa / hair / nails, retail or any resident amenity use
- Close to public transportation (Chicago Ave bus (0.1 miles), Damen bus (0.2 miles), Ashland bus (0.3 miles))
- Loading dock accessibility available
- Surface parking available
- Tenant improvement allowance may be available
- Vanilla box specs: Concrete slab floor; Storefront and door; Electrical, intake and exhaust provisions for HVAC unit; Electrical 200 amp / 2,000 Sq Ft; Rough plumbing for bathroom

# Site Plan - First Floor 1838 W Chicago Ave

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Site Plan

Scale: 1" = 10'

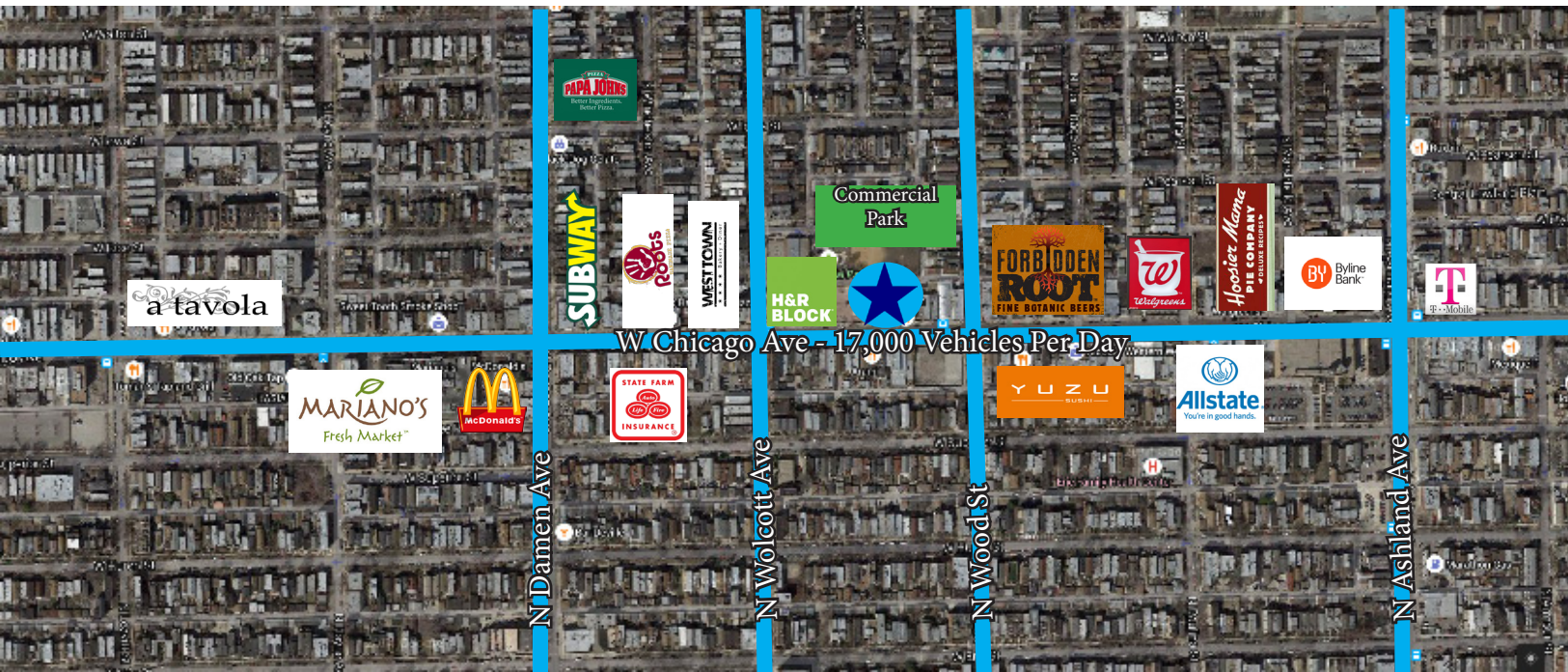


# Area Retail Map

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# MILLER

## CHICAGO

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