

1838 W Chicago Avenue Ukrainian Village

Chicago, IL 60622

FOR LEASE 1,048 SF Remaining

LUXE on Chicago - New Construction Retail Space



Ground Floor of Luxury 59-Unit
Apartment Development

Property Highlights

1838 W Chicago Avenue

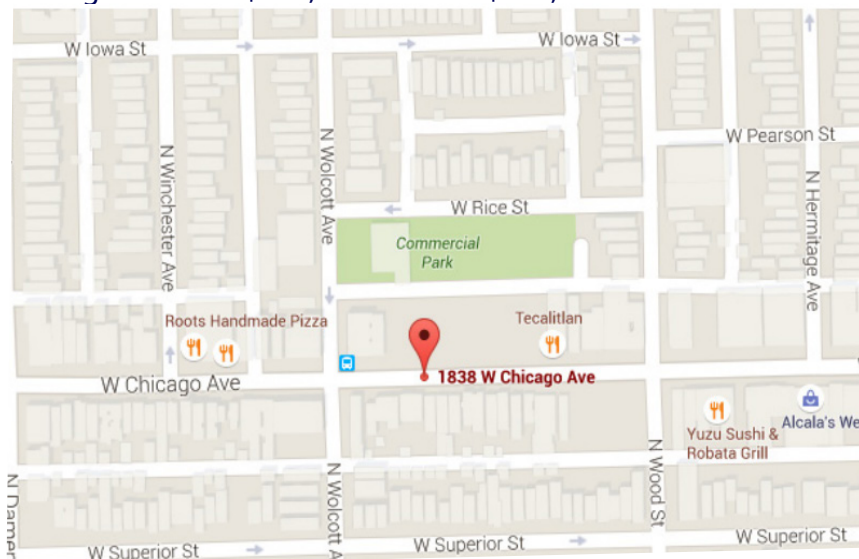
Ukrainian Village

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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
Size: 1,048 Sq Ft
Building Size: 83,750 Sq Ft
Ceiling Heights: 14'
Stories: 4
Zoning: PD-1264
Parking: Street Parking
Alderman: Moreno

Highlights:

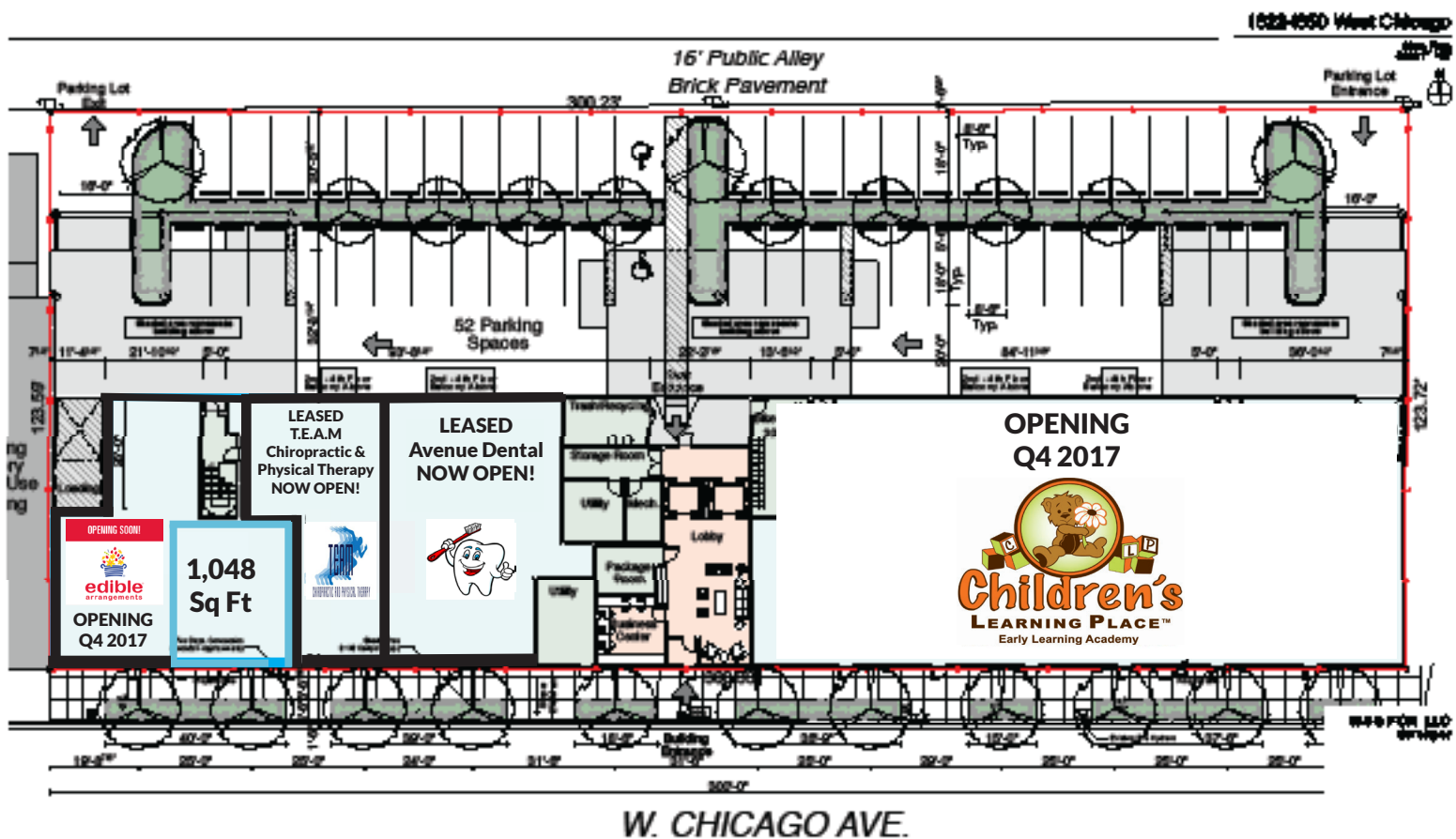
- 1,048 Sq Ft commercial space remaining in building (9,000+ Sq Ft retail leased to day care, 2,000 Sq Ft leased to dental office, 1,640 Sq Ft leased to chiropractic / physical therapy practice & 1,417 Sq Ft leased to Edible Arrangements)
- First floor retail space in luxury, pet friendly, 59-unit apartment 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
- Excellent location for dry cleaner, nail salon, cafe/coffee shop, juice bar, clothing/shoe store, pet-related service, medical office, spa/hair/nail salon, restaurant, retail or any resident amenity use
- Located in the heart of the Hottest Neighborhood in the US (as per Redfin's Hottest Neighborhoods of 2016 report)
- Easily accessible to public transportation, just 0.1 miles to CTA #66 Chicago bus, 0.2 miles to #50 Damen bus & 0.3 miles to #9 Ashland bus
- Vanilla box specs include concrete slab floor, storefront / door, electrical panel, hot & cold water stubbed to space, wasteline stubbed to space and fire sprinklers
- Loading dock accessibility & surface parking available
- Tenant improvement allowance may be available

Site Plan - First Floor

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Site Plan

Scale: 1" = 10'

Floor Plan 1838 W Chicago Avenue

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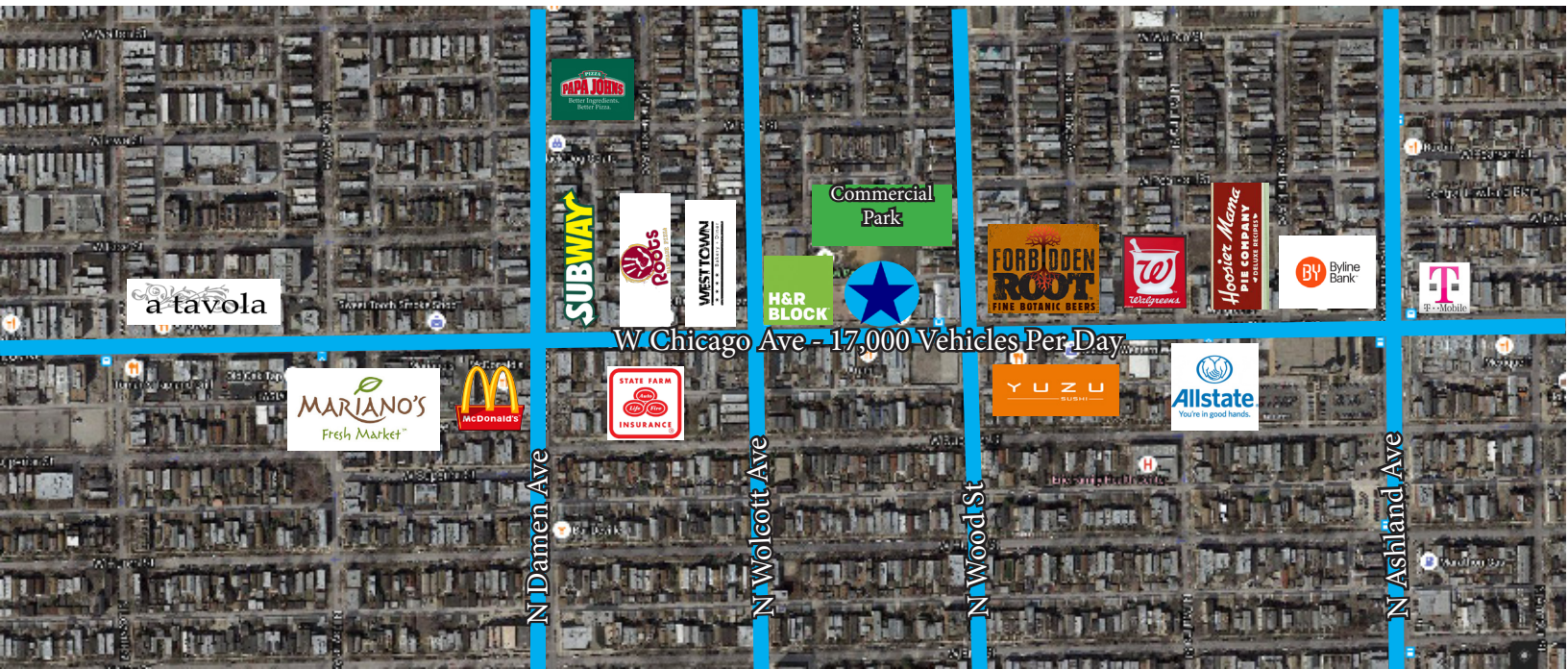
	pappageorgehaymes partners www.pappageorgehaymes.com	Project 1838 West Chicago Chicago, Illinois	Title Preliminary Lease Outline Drawing	
		Project Number # 12204	Retail 119	
		Scale: 1" = 10'		

Area Retail Map

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- 1838 W Chicago Ave

MILLER

CHICAGO

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