

Pilsen- Chicago RESTAURANT/RETAIL SPACE IN NEW SHELL CONDITION

1640 W. 18th St. Chicago, IL 60608



Pilsen

The highly desirable Pilsen neighborhood provides easy access to Chicago's Loop, expressways and major transportation. Pilsen is a thriving community rich in culture, art and history.

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Size	1,892 SF (Approx.)
Lease Rate	\$25/SF
Lease Type	Modified Gross
Taxes	Tax Stop TBD

For additional information or to schedule a showing contact:

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566 W. Lake St. Suite 225
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	21,510	188,982	474,418
2015 Female Population	20,743	180,126	483,052
2015 Total Population	42,253	369,108	957,470
2015 Total Households	14,886	142,541	371,754
Housing			
2015 Total Housing Units	18,005	136,039	395,537
Income			
2015 Median Household Income	\$36,265	\$49,067	\$48,595
2015 Per Capita Income	\$19,905	\$31,794	\$31,726
2015 Average Household Income	\$55,117	\$77,014	\$78,878

Nearby Businesses

The Jibarito Shop
Nightcap Coffee Bar
Pizza Nova
PL-Zen

Description

Restaurant/retail space in new shell condition for lease in the heart of Pilsen. The space has had a recent gut rehab and redesign for an open floor plan. Take advantage of this new canvas to design your space. Located in a beautifully maintained four-story building in a booming retail corridor of Pilsen. The property is also located just West of Ashland Avenue and steps from the CTA Damen Pink Line.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 651 4-17-2014

Map

18th between Paulina St. and Marshfield Ave.



LISTING INFO

Agent	Juan Carlos Gomez juancarlos@kudangroup.com
Transaction Type	Commercial Lease
Type of Property	Retail Space in four story building.
Property Data	
Property Name	1640 W. 18th St.
City, Zip Code	Chicago, IL 60608
Area	Pilsen
County	Cook
Rental Rate	\$25 PSF
Lease Type	Modified Gross
Lease Term	Negotiable
Yearly Adjustment	3-5%
CAM	TBD
Security Deposit	2 Mos.
Taxes	Tax Stop TBD
Insurance	TBD
Size	1,892 S.F. (Approx.)
Parking	Street
Zoning	B3-2
A/C & Heat	Central Heat and Window A/C Unit
Electric (amps)	200 AMP
Ceiling Height	12 Ft. (Approx.)
Stories	4 Stories
Ward	25
Alderman – Name and Phone Number	Daniel Solis 773.523.4100
Nearby Businesses	The Jibarito Stop, Nightcap Coffee Bar, Pizza Nova, PI-zen, Thalia Hall
Property Description	Restaurant/retail space in new shell condition for lease in the heart of Pilsen. The space has had a recent gut rehab and redesign for an open floor plan. Take advantage of this new canvas to design your space. Located in a beautifully maintained four-story building in a booming retail corridor of Pilsen. The property is also located just West of Ashland Avenue and steps from the CTA Damen Pink Line.
Location Description	Pilsen The highly desirable Pilsen neighborhood provides easy access to Chicago's Loop, expressways and major transportation. Pilsen is a thriving community rich in culture, art and history.
Cross Streets	18 th between Paulina and Marshfield

ADDITIONAL PHOTOS



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