

# Old Town - Chicago RETAIL/RESTAURANT FOR LEASE WITH BLACK IRON



156 North Jefferson St.  
Chicago, Illinois 60661-1411  
kudangroup.com

163 W. North Ave. Chicago, IL



## Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	32,053	186,497	407,229
2015 Female Population	38,345	193,255	414,851
2015 Total Population	70,398	379,752	822,080
2015 Total Households	41,366	207,406	388,617

## Income

2015 Median Household Income	\$74,396	\$75,834	\$61,385
2015 Per Capita Income	\$68,607	\$63,114	\$45,540
2015 Average Household Income	\$113,349	\$111,591	\$93,765

## Nearby Businesses

McDonald's	Old Town Ale House
Starbucks	Le Pain Quotidien
Walgreens	Wells on Wells
Second City	Zanies Comedy Club

## Highlights

Vanilla Box space with Black Iron located on busy North Ave. in the heart of Old Town; between Wells & LaSalle streets. Twenty-five feet of frontage ideal for retail or fast-casual restaurant use.

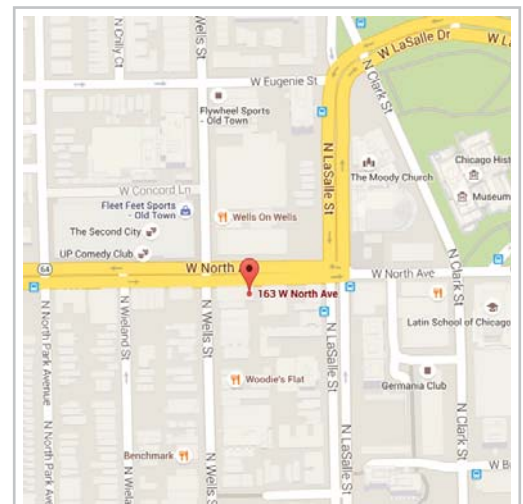
## Old Town

Old Town is a neighborhood in Chicago, Illinois, bounded by the Ogden Ave. right-of-way on the northwest, Larrabee Street on the west, Clybourn Avenue on the southwest and Division Street on the south and Clark Street on the east and northeast. It spans across eastern parts of the community areas of Lincoln Park and the Near North Side. Old Town is today considered an affluent and historic neighborhood, home to many of Chicago's older, Victorian-era buildings. In the 1950s, the majority of this area was an enclave to the first Puerto Ricans to emigrate to Chicago. They referred to this area as part of "La Clark" until commercialization decorated late 1960s shop signs with the name of Old Town.

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. 621 1-11-2012

## Map

On North Ave. between Wells & LaSalle St.



**163 W. North Ave. Chicago, IL 60610**

Size	1,198 S.F. Plus Basement
Rental Rate	\$43.50/SF (Net)
Net Charges	\$13.50/SF
Lease Term	Negotiable



For additional information or to schedule a showing contact:

Smart Phone (QR Code)

Brian Laskov

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### **LISTING INFO**

Agent Responsible	Brian Laskov <a href="mailto:brian@kudangroup.com">brian@kudangroup.com</a>
Transaction Type	Lease
Type of Property	Street Retail with Black Iron ideal for QSR restaurant or Retail
Sale or Lease	Lease
Real Estate included in price?	No
<b>Property Data</b>	
Property Name	163 West North Avenue
Address	163 West North Avenue
City, Zip Code	Chicago, IL 60610
Area	Old Town
County	Cook
Rental Rate	\$43.50/SF
Lease Type	Net
Net Charges	\$13.50/SF
Lease Term	Negotiable
# of Seats	Approx. 30
Size	1,198 SF plus Basement
Parking	Ample Street Parking, Loading zone and Parking Garage
A/C & Heat	New 8 Ton HVAC
Electric (amps)	See Agent
Type of Basement	See Agent
Ceiling Heights	See Agent
Ward	27th Ward
Alderman	Alderman Walter Burnett, Jr. Phone: 312.432.1995
Nearby Businesses	McDonald's, Starbucks, Walgreens, Second City, Old Town Ale House, Le Pain Quotidien, Wells on Wells, Zanies Comedy Club, Old Town Gardens, Potbelly, XSport Fitness Health Club, Pipers Alley Mall
Property Description	Vanilla Box space with Black Iron located on busy North Avenue in the heart of Old Town between Wells & LaSalle St. Twenty-five feet of frontage ideal for retail or fast-casual restaurant use. Highly desirable location with high vehicular and pedestrian traffic.
Location Description	The 1,198 SF space is located in the heart of Chicago's Old Town neighborhood. Home to Second City, Old Town is also known for its restaurants, taverns and retail shops. Popular Old Town establishments include: Adobo Grill, Dinotto, Kamehachi, Topo Gigio, Benchmark, Old Town Pour House and Old Town Social.
Cross Streets	SE corner of North Avenue and Wells Street