

# Pilsen- Chicago RESTAURANT/RETAIL SPACE WITH FULL KITCHEN FOR LEASE

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.

**1640 W. 18th St. Chicago, IL 60608**

|            |                    |
|------------|--------------------|
| Size       | 1,892 SF (Approx.) |
| Lease Rate | \$29/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.    |
|-------------------------------|----------|----------|----------|
| <b>Population</b>             |          |          |          |
| 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  |
| <b>Housing</b>                |          |          |          |
| 2015 Total Housing Units      | 18,005   | 136,039  | 395,537  |
| <b>Income</b>                 |          |          |          |
| 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

Existing restaurant space available for lease in the heart of Pilsen. Includes full kitchen, two ADA compliant bathrooms and a large storage basement. 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. 6/14/2014

## Map

18th between Paulina St. and Marshfield Ave.



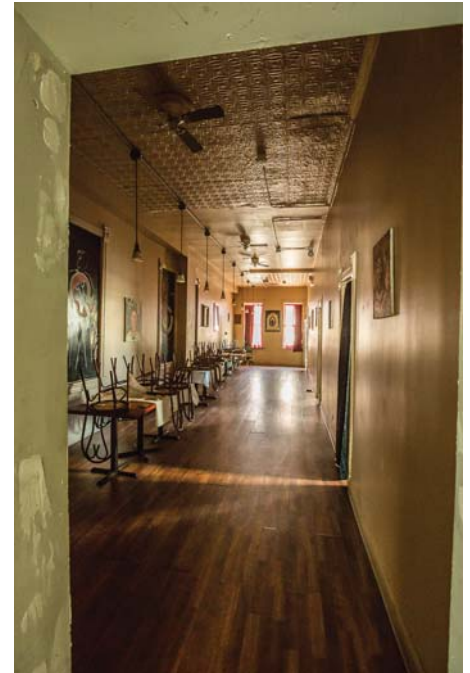
## LISTING INFO

|                                  |  |
|----------------------------------|--|
| Agent                            | Juan Carlos Gomez<br>juancarlos@kudangroup.com<br>Jerrod Rosen<br>jerrod@kudangroup.com  |
| Transaction Type                 | Commercial Lease   |
| Type of Property                 | Retail Space in four story building.   |
| <b>Property Data</b>             |  |
| Property Name                    | 1640 W. 18th St.   |
| City, Zip Code                   | Chicago, IL 60608  |
| Area                             | Pilsen   |
| County                           | Cook   |
| Rental Rate                      | \$29 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<br>773.523.4100   |
| Nearby Businesses                | The Jibarito Stop, Nightcap Coffee Bar, Pizza Nova, Pl-zen, Thalia Hall  |
| Property Description             | Existing restaurant space available for lease in the heart of Pilsen. Includes full kitchen, two ADA compliant bathrooms and a large storage basement. Located in a beautifully restored four-story building in a booming retail corridor of Pilsen. The property is also conveniently located just West of Ashland Avenue and steps from the CTA Damen Pink Line. |
| Location Description             | Pilsen<br>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 <sup>th</sup> between Paulina and Marshfield  |

# ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS**

