

New City - Chicago

NEW QUICK-SERVICE RESTAURANT PROPERTY

PERFECT FOR NATIONAL TENANT

4614 S. Damen Ave. Chicago, IL 60609



New City

New City is one of Chicago's 77 official community areas, located on the southwest side of the city in the South Side district. In its 100 year history, the stockyards and meatpacking district represented the key overlapping institutions for the diverse communities within New City. It contains the neighborhoods of Canaryville and Back of the Yards. Back of the Yards is an industrial and residential neighborhood. Canaryville neighborhood is one of the oldest neighborhoods in Chicago. Sources: Encyclopedia.chicagohistory.org and wikipedia.com

4614 S. Damen Ave. Chicago, IL 60609

Size (Approx.)	3,750 SF
Lot Size (Approx.)	27,557 SF (.52 Acres)
Rental Rate	\$16/SF NNN
Price	\$990,000 (Real Estate)

For additional information or to schedule a showing contact:

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Demographics - Chicago City (Southwest)

Population	
2016 Census Chicago City (Southwest)	162,347
2015 Estimated Total or New City	40,997
Housing	
2016 Census Chicago City (Southwest)	53,150
Income	
2016 Per Capita Income Census Chicago City (Southwest)	\$19,012
2016 Median Household Income Census Chicago City (Southwest)	\$40,532

Nearby Businesses

Pizza Hut	Checkers
Burger King	Dollar Tree
Home Depot	Planet Fitness
Walgreens	Yards Plaza

Property Description

New quick service restaurant property for lease or sale in Chicago's New City neighborhood. 3,750 SF free standing building on 1/2 acre out lot of The Yards Plaza located at the corner of 47th St. and Damen Ave. Drive thru window and some FF&E already in place. This property is in a high traffic area with a dense population, a great opportunity for a national tenant.

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. 3-13

Map

Damen Ave. & 47th St.



LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate Only
Type of Property	Restaurant
Sale or Lease	Both
Property Data	
Address	4614 S. Damen Ave.
City, Zip Code	Chicago, 60609
Area	New City
County	Cook
Sale Price	\$990,000.00 (Real Estate)
Rental Rate	\$16/SF, NNN
Lease Type	Triple Net
Lease Term	Negotiable
Options	Negotiable
Yearly Adjustment	3% Annually
CAM & Insurance	TBD
Security Deposit	TBD
Taxes	\$6.12/SF (2016)
Stories	One
Size	3,750 SF
Lot Size	27,557 SF (.52 Acres)
Parking	Ample
Zoning	B3-2
A/C & Heat	Central HVAC
Electric (amps)	200 Amps
Ward	12
Alderman – Name and Phone Number	George Cardenas 773-523-8250
Nearby Businesses	Pizza Hut, Burger King, Home Depot, Food 4 Less, Walgreens, Planet Fitness, Payless
Property Description	New quick service restaurant property for lease/sale in Chicago's New City neighborhood. 3,750/SF free standing building on ½ acre out lot of The Yards Plaza located at the corner of 47 th St. and Damen Ave. Drive thru window and some FF&E already in place. This property is in a high traffic area with a dense population, a great opportunity for a national tenant.
Cross Streets	Damen Ave. & 47 th St.