

Old Town - Chicago RETAIL/RESTAURANT SPACE ACROSS FROM BUSY SEDGWICK CTA TRAIN STOP



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

1543 N. Sedgwick St. Chicago, IL



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Size (Approx.) 1,100 S.F.

CAM/Insurance \$12/SF

Rental Rate \$35/SF Net

For additional information or to schedule a showing contact:

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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

	1-mi.	3-mi.	5-mi.
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

Dunkin' Donuts	The UPS Store
Starbucks	Chipotle
McDonald's	Potbelly's
Second City	Walgreens

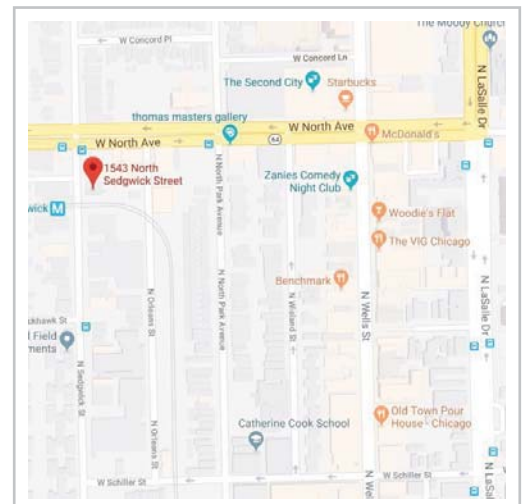
Description

Retail/restaurant space across from busy Sedgwick CTA train stop with avg. of 3,876 people per weekday. Includes black iron, full basement and large brick patio in the back. Great for cafe, restaurant (quick-service, take-out, grab and go, pre-made food) and dry cleaners. Large residential and commercial population in the immediate area and nearby North Ave. Beach. Take advantage of all the commuters walking by, as well as the high household incomes.

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

North Ave. & Sedgwick St.



LISTING INFO

Agent Responsible	Brian Laskov brian@kudangroup.com
Transaction Type	Retail/Restaurant for Lease
Type of Property	Mixed-use 3 story building with a retail space on 1 st floor, full basement, and large brick patio in back.
Property Data	
Address	1543 N. Sedgwick
City, Zip Code	Chicago, IL 60610
Area	Old Town
County	Cook
Sale Price	NA
Rental Rate	\$35/SF
Lease Type	Net
Lease Term	10 years
CAM & Insurance	\$12/SF
Taxes	\$15,424
Building Type and Year Built	1891
Stories	3
Size	1,100 SF
Lot Size	2,550 SF
Parking	Street
Zoning	B3-3
Type of Basement	Full Basement
Ward	27
Alderman – Name and Phone Number	Walter Burnett, Jr. 312-432-1995
Nearby Businesses	Dunkin' Donuts, Starbuck, Mc Donald's, Second City, The UPS Store, Chipotle, Potbelly's, Walgreens
Property Description	Retail/restaurant space across from busy Sedgwick CTA train stop with avg. of 3,876 people per weekday. Includes black iron, full basement and large brick patio in the back. Great for cafe, restaurant (quick-service, take-out, grab and go, pre-made food) and dry cleaners. Large residential and commercial population in the immediate area and nearby North Ave. Beach. Take advantage of all the commuters walking by, as well as the high household incomes.
Location Description	Across from Sedgwick CTA train stop with avg. of 3,876 people per weekday, high household income, densely populated, high daytime employment. Easy access to Lake Shore Drive.
Cross Streets	North Ave. and Sedgwick