

Logan Square - Chicago CORNER RETAIL SPACE FOR LEASE

3435 W. Fullerton Ave. Chicago, IL



Logan Square

The neighborhood of Logan Square is defined by Kimball Ave. on the west, the North Branch area is characterized by the prominent historical boulevards and large bungalow-style homes. At one time, Logan Square boasted a large Norwegian-American population, centered along the historic boulevards. Logan Square was the site of the Norwegian-American cultural center, Chicago Norske Klub. Many elaborate, stylish and expensive houses and mansions line historic Logan and Kedzie Boulevards where the club was once situated. Logan Square now boasts a growing dining, bar and nightlife scene.

3435 W. Fullerton St. Chicago, IL 60647

Size (Approx.) 1,600 SF + Lower Level Storage

Rental Rate \$3,000 per Month (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	37,570	266,937	617,315
2015 Female Population	35,770	264,591	634,894
2015 Total Population	73,340	531,528	1,252,209
2015 Total Households	27,775	203,075	518,889

Income

2015 Median Household Income	\$47,671	\$56,217	\$54,685
2015 Per Capita Income	\$26,325	\$33,504	\$35,320
2015 Average Household Income	\$69,002	\$86,718	\$83,703

Nearby Businesses

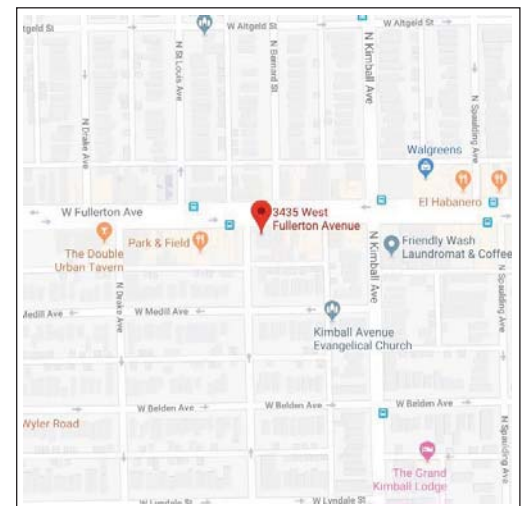
<i>Park & Field</i>	<i>Festa Pizzeria</i>
<i>Fab Flora</i>	<i>606 Fitness</i>
<i>Viking Ski Shop</i>	<i>Burlington Bar</i>
<i>Marcela's Cafeteria</i>	<i>Kangaroo Korner</i>

Description

Unique corner retail space on Fullerton in architecturally significant building. All building systems totally updated. There is room for a large sidewalk café and courtyard in the back. Clean basement with tall ceiling and new flood control system. Great building ownership, willing to work with a qualified tenant. Perfect for restaurant, coffee shop, yoga studio, gallery, liquor store, café or anything else!

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. 1024 7-29-2013

Map Fullerton & St. Louis



LISTING INFO

Agent	Brian Laskov brian@kudangroup.com
Transaction Type	Retail Space for Lease
Type of Property	Unique and architecturally significant Corner 2-Story Mixed Use Building with 2 retail spaces on Fullerton with clean basements and new flood control system, 2 absolutely stunning professionally rehabbed and designed huge 3 bed/ 2 bath condo quality apartments, plus former firehouse in the rear with 2 nd floor unfinished apartment and shared courtyard.
Sale or Lease	Lease
Real Estate included in price?	No
Property Data	
Address	3435 W Fullerton Ave.
City, Zip Code	Chicago, IL 60647
Area	Logan Square
County	Cook
Sale Price	NA
Rental Rate	\$3,000 per. mo. Net
Lease Type	Net
Lease Term	Negotiable
Yearly Adjustment	Negotiable
CAP Rate	NA
Tax, CAM & Insurance	\$4/SF Estimated
Security Deposit	TBD
Taxes	Net
Building Type and Year Built	1910
Stories	2
Size	1,600 SF 1 st floor plus useable unfinished basement and large corner sidewalk for outdoor patio
Parking	Easy Street
Zoning	B3-1
A/C & Heat	Central HVAC
Electric (amps)	200-600 Amps
Type of Roof & Age	Flat
Basement	Yes
Ceiling Heights	12'
Ward	35
Alderman – Name and Phone Number	Carlos Ramirez-Rosa 773-887-3772
Nearby Businesses	Park & Field, Burlington Bar, Spirit Tea, Black Oak Tattoo, Viking Ski Shop, Marcela's Cafeteria, Alexandria Wills Studio and The Charnel House
Property Description	Unique Corner Retail space on Fullerton in architecturally significant building. All building

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Location Description	Fast growing Logan Square location surrounded by some of the hottest restaurants and bars in the city. Near Logan Sq. Blue Line train stop and Logan and Palmer Squares.
Cross Streets	Fullerton Ave. and St. Louis Ave.