

617 W. 18th St., Chicago, IL

\$24.50/SF Net



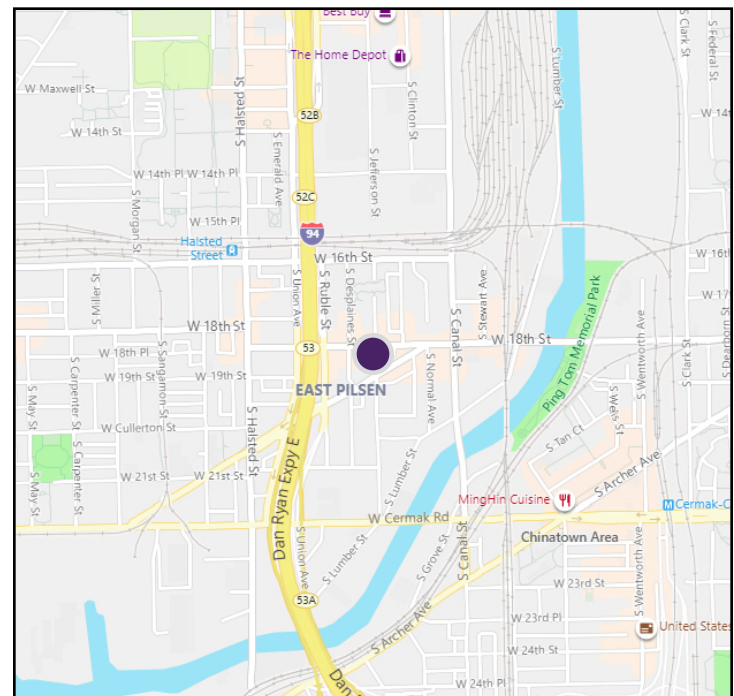
Property Highlights

- 1,350 SF storefront for lease
- New construction with potential to build space to suit your needs
- Great location for bar, restaurant, retail or office space
- Folding front windows available
- ADA accessible
- Potential for live/work space with residential units
- Highly visible location on 18th
- Additional storage space available in basement
- Land Area: 2,550 SF
- Zoning: B3-3

Property Overview

A new construction building on 18th St. has a 1,350 square foot commercial storefront available for lease. Highly visible, this unit offers the opportunity to build out the space to meet your business' unique needs. This unit features high ceilings, ADA accessibility and folding front windows are available. Additional storage is available in the basement. This could be a great location for a bar, a restaurant, a retail boutique, an office or a live/work space.

Pilsen is a neighborhood on the lower west side of Chicago. *Forbes* named Pilsen one of the "Top 12 Coolest Neighborhoods in the World" in 2018. On 18th St. near the Dan Ryan Expressway, this is a great location in a popular neighborhood. The property is also close to the UIC campus with more than 33,000 students.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	36,956	370,401	845,624
Households	13,659	177,278	361,280
Average Income	\$74,960	\$105,891	\$95,053

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