

Lake Park Plaza

1400 East 47th Street Chicago, IL 60653

FOR LEASE

+/- 20,815 SF Retail Center



(312) 262-1400
deals@psgre.com

Roxanne Gardner
Designated Managing Broker

Disclaimer

1400 East 47th Street
Chicago, IL 60653

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Property Solutions Group and shall not be made available to any other person or entity without the express written consent of Property Solutions Group. This Marketing Brochure has been prepared to provide a limited summary of unverified information to prospective purchasers for purposes of a preliminary review in the subject property and is not all-inclusive or contain all material information that a prospective purchaser may require. The information contained herein is not a substitute for a thorough due diligence investigation nor legal and/or financial advice. Property Solutions Group has not made any investigation, and makes no warranty or representation, express or implied, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations or local ordinances, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Furthermore, all such information is subject to material changes or variations at any time. Property Solutions Group has not verified, and will not verify, any of the information contained herein, nor has Property Solutions Group conducted any investigation regarding these matters and makes no warranty or representation, express or implied, whatsoever regarding the accuracy or completeness of the information provided. Each potential buyer must take appropriate measures to independently verify all of the information set forth herein and the suitability of the subject property for the needs and purposes of such buyer.

Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Confidential Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. This Confidential Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Confidential Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Confidential Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Confidential Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization from Property Solutions Group, LLC or Owner/Seller. The terms and conditions set forth above apply to this Confidential Memorandum in its entirety and all documents, disks, and other information, in whatever media, provided in connection therewith.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY AND TENANTS ARE NOT TO BE DISTURBED OR APPROACHED. PLEASE CONSULT A PROPERTY SOLUTIONS GROUP AGENT FOR MORE DETAILS.

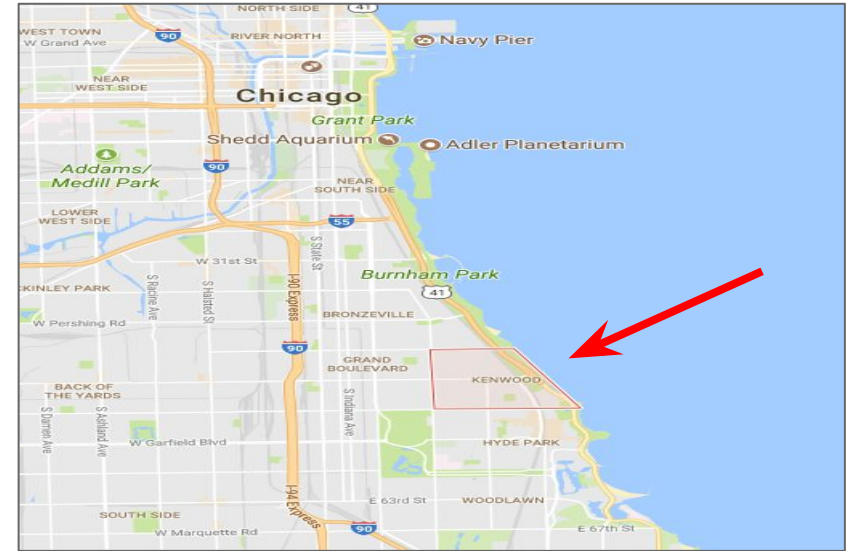
Location Summary

The Kenwood neighborhood borders the prestigious University of Chicago, which brings a lively intellectual atmosphere and hosts numerous events, lectures, and exhibitions throughout the year. Kenwood is a vibrant and historic community known for its rich cultural heritage and diverse population. Living in Kenwood offers a blend of urban convenience, beautiful architecture, and a strong sense of community. Kenwood benefits from its proximity to major thoroughfares and public transit options. Downtown Chicago is easily accessible, allowing residents to enjoy the city's renowned restaurants, theaters, museums, and shopping districts. This neighborhood has been home to notable residents throughout its history, including Barack Obama and Muhammad Ali. These notable residents, among others, have contributed to the neighborhood's prestige and helped shape its identity..



LAKE PARK PLAZA

1400 East 47th Street Chicago, IL
+/- 20,815 SF Retail Center



Chicago, the third-largest city in the United States, holds a prominent position in terms of population within both the country and the Midwest region. With a population of over 2.7 million residents, according to the 2020 census, Chicago ranks as the third most populous city in the United States, following New York City and Los Angeles. Its metropolitan area, known as Chicagoland, encompasses several counties and extends into parts of neighboring states, further bolstering its population to over 9.4 million people. Within the Midwest, Chicago stands as the largest city and serves as a significant economic, cultural, and transportation hub for the region. Its population size and influence contribute to its reputation as a major player in the Midwest and solidify its status as an iconic American city.

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.



(312) 262-1400
deals@psgre.com

Roxanne Gardner
Designated Managing Broker
Edward Muldong
Managing Broker

LAKE PARK PLAZA

1400 East 47th Street Chicago, IL
+/- 20,815 SF Retail Center



(312) 262-1400
deals@psgre.com

Roxanne Gardner
Designated Managing Broker
Edward Muldong
Managing Broker



2023 Estimated Demographics

1 Mile Radius from Property
"Demographic Summary Report" CoStar Market Analytics. Retrieved June 28, 2023, from <https://product.costar.com/detail/lookup/1174980/summary>



41,839
Population



\$77,242
Average Income



\$487,553
Annual Spending

Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.

LAKE PARK PLAZA

1400 East 47th Street Chicago, IL

+/- 20,815 SF Retail Center

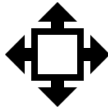


(312) 262-1400
deals@psgre.com

Roxanne Gardner
Designated Managing Broker
Edward Muldong
Managing Broker



+/- 20,815 SF Retail Center



Excellent Location



Zoning: B3-3 Community Shopping District

City of Chicago. "Zoning and Land Use Map." Retrieved June 28, 2023, from <https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning>



Serves Hyde Park and Kenwood communities with >41,000 in one mile and an average income of \$77,242.

"Demographic Summary Report "CoStar Market Analytics. Retrieved June 28, 2023, from <https://product.costar.com/detail/lookup/1174980/summary>

Direct access to Lake Shore Drive on 47th Street and Metra. 2022 AADT on 47th: 16,100

Illinois Department of Transportation. "Average Daily Traffic Counts by Location." Retrieved June 28, 2023 from <https://www.gettingaroundillinois.com/Traffic%20Counts/index.html>

Close in proximity to the University of Chicago and the top-rated University of Chicago Medical Center and the location of the Obama Presidential Center.



LAKE PARK PLAZA

1400 East 47th Street Chicago, IL
 +/- 20,815 SF Retail Center



(312) 262-1400
 deals@psgre.com

Roxanne Gardner
 Designated Managing Broker
 Edward Muldong
 Managing Broker

UNIT	Tenant	GLA
A	Laundromat	6,000
B	Dunkin Donuts	2,669
C	Beauty Supply	2,105
D	Nail Salon	1,155
E	Taco Pro	1,377
F1	Beggars Pizza	1,771
F2	Charley's Philly Steaks	1,283
G	AVAILABLE FEBRUARY, 2026	1,320
G	Eyebrow Threading	880
I	POSSIBLE NOT FIRM Gen2 Restaurant available July 2026	1,100
J	JJ Fish & Chicken	1,155



Property Solutions Group LLC is a licensed Illinois Real Estate Company with Roxanne Gardner as the Managing Broker. Property Solutions Group LLC fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968) and Article 3 of the Illinois Human Rights Act, as amended, which generally prohibits discrimination against protected classes of people in the sale, rental, and financing of real estate. To the best of our knowledge, the information contained in this Marketing Brochure is accurate; however, we make no guarantee, warranty or representation regarding the accuracy of its contents. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Not to scale.



1400 East 47th Street
Chicago, IL
+/- 20,815 SF Retail Center



(312) 262-1400
deals@psgre.com

Roxanne Gardner
Designated Managing Broker
Edward Muldong
Managing Broker