

**LEASE**

# West Town Retail/Office Storefront

**2008 W CHICAGO AVE**

Chicago, IL 60622

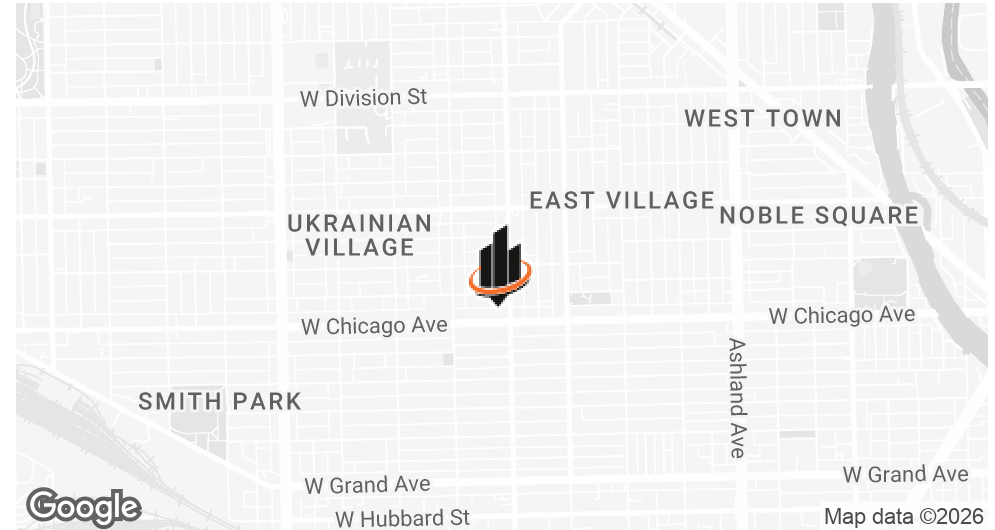
**PRESENTED BY:**

**MARCUS SULLIVAN**

Phone: 312.756.7357

msullivan@svn.com

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                       |                  |
|-----------------------|------------------|
| <b>LEASE RATE:</b>    | \$30 SF/yr (NNN) |
| <b>NET CHARGES:</b>   | \$8.00 PSF       |
| <b>AVAILABLE SF:</b>  | 1,000 SF         |
| <b>BUILDING TYPE:</b> | Mixed Use        |
| <b>YEAR BUILT:</b>    | 1917             |
| <b>ZONING:</b>        | B3-2             |
| <b>MARKET:</b>        | Chicago          |
| <b>SUBMARKET:</b>     | West Town        |

## MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com

## PROPERTY OVERVIEW

Position your business in one of Chicago's most sought-after commercial corridors. This approximately 1,000 square foot storefront offers a flexible layout in the heart of West Town, surrounded by a vibrant mix of boutiques, restaurants, and creative businesses that drive consistent foot traffic.

The space features expansive south-facing windows that flood the interior with natural light, creating an inviting and highly visible environment ideal for retail, showroom, or office use. Currently demised with a small waiting area, cubicle workspace, and a private office, the layout can be easily reconfigured into an open-plan design to suit a wide range of concepts.

Zoned B3-2, the property supports a broad variety of commercial uses, making it a versatile opportunity for retailers, service providers, or creative ventures looking to establish a presence in a dynamic, high-demand neighborhood.

## PROPERTY HIGHLIGHTS

- Located in the heart of West Town, surrounded by high foot traffic, popular dining, and boutique retail
- ±1,000 SF storefront with strong street presence and excellent visibility
- Large south-facing windows provide abundant natural light throughout the space
- Existing layout includes waiting area, cubicle workspace, and private office; easily convertible to an open floor plan
- B3-2 zoning allows for a wide range of retail, office, and service-oriented uses

## INTERIOR PHOTOS



**MARCUS SULLIVAN**

O: 312.756.7357

msullivan@svn.com

2008 CHICAGO AVENUE FLOOR PLAN



MARCUS SULLIVAN  
O: 312.756.7357  
msullivan@svn.com

# RETAIL MAP



**MARCUS SULLIVAN**

O: 312.756.7357

msullivan@svn.com

2008 WEST CHICAGO AVENUE | 2008 W Chicago Ave Chicago, IL 60622

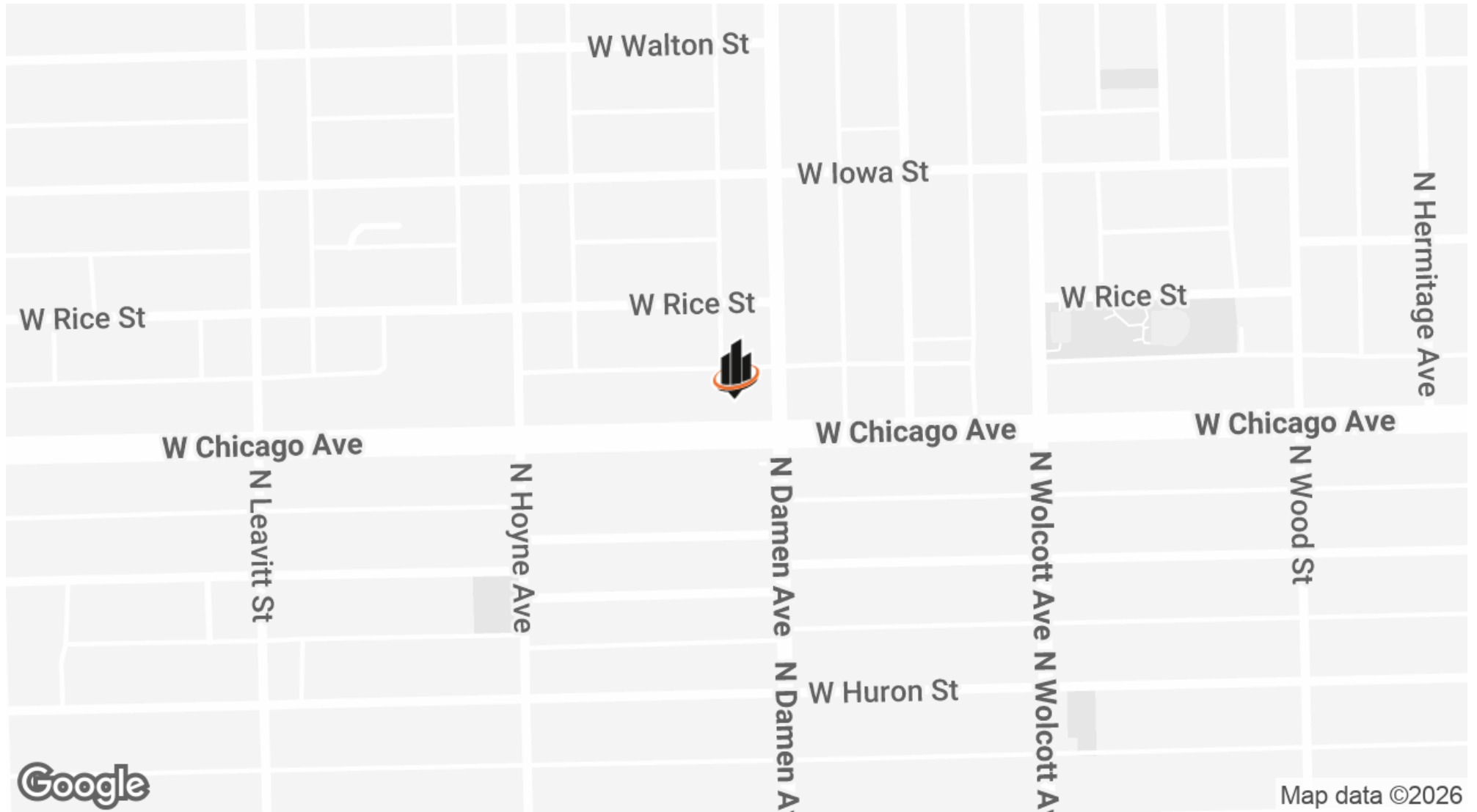
SVN | CHICAGO COMMERCIAL

**AERIAL VIEW**



**MARCUS SULLIVAN**  
O: 312.756.7357  
msullivan@svn.com

# LOCATION MAP



**MARCUS SULLIVAN**

O: 312.756.7357

msullivan@svn.com

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION     | 5,221      | 18,503    | 60,205 |
| AVERAGE AGE          | 34.4       | 34.0      | 34.0   |
| AVERAGE AGE (MALE)   | 34.6       | 34.6      | 34.1   |
| AVERAGE AGE (FEMALE) | 34.9       | 33.8      | 33.9   |

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,430      | 8,840     | 29,551    |
| # OF PERSONS PER HH | 2.1        | 2.1       | 2.0       |
| AVERAGE HH INCOME   | \$172,052  | \$178,089 | \$168,914 |
| AVERAGE HOUSE VALUE | \$536,430  | \$648,151 | \$635,304 |

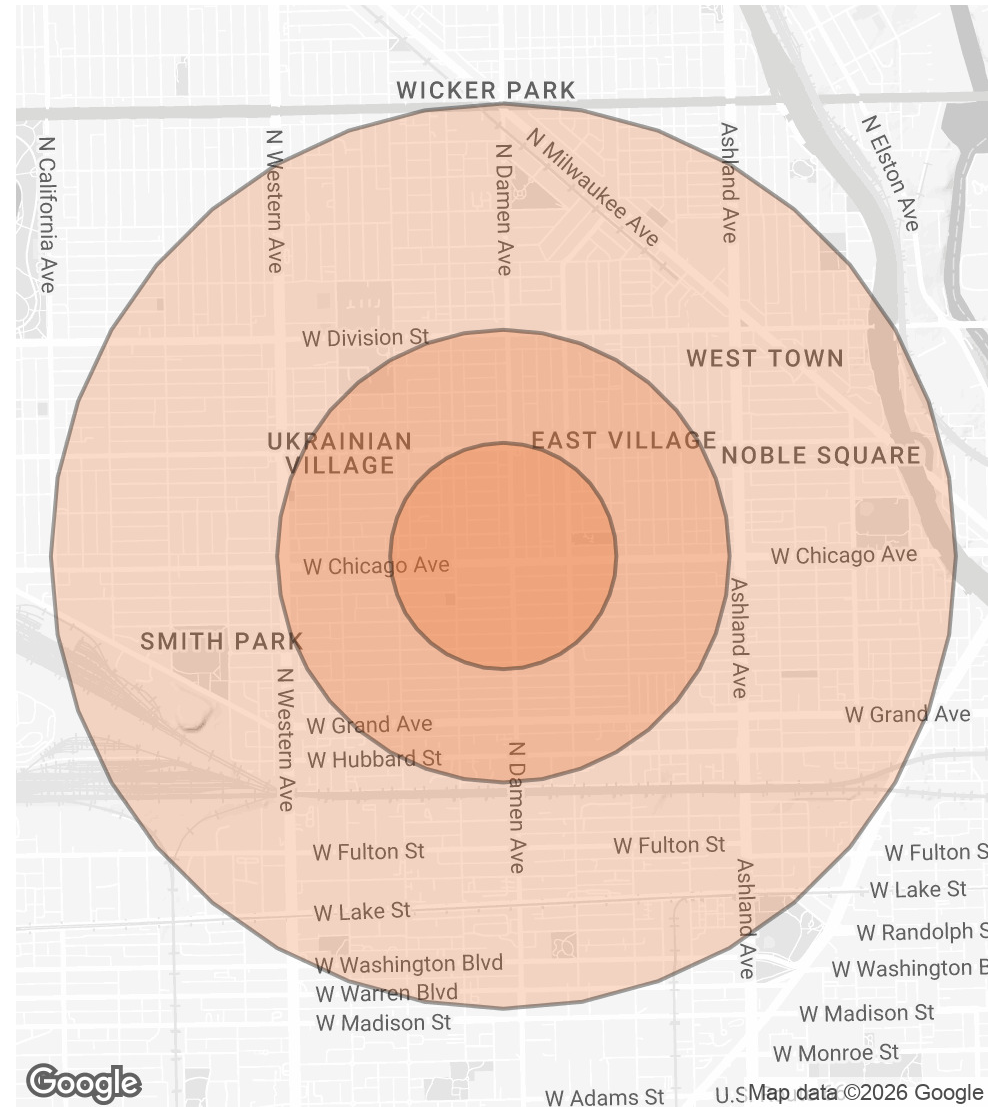
## HEADER 1

## HEADER 2

## HEADER 3

## HEADER 4

|                    | HEADER 2 | HEADER 3 | HEADER 4 |
|--------------------|----------|----------|----------|
| ENTER TEXT HERE... | -        | -        | -        |
| ENTER TEXT HERE... | -        | -        | -        |
| ENTER TEXT HERE... | -        | -        | -        |



**MARCUS SULLIVAN**

O: 312.756.7357

msullivan@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

### MARCUS SULLIVAN

O: 312.756.7357

msullivan@svn.com