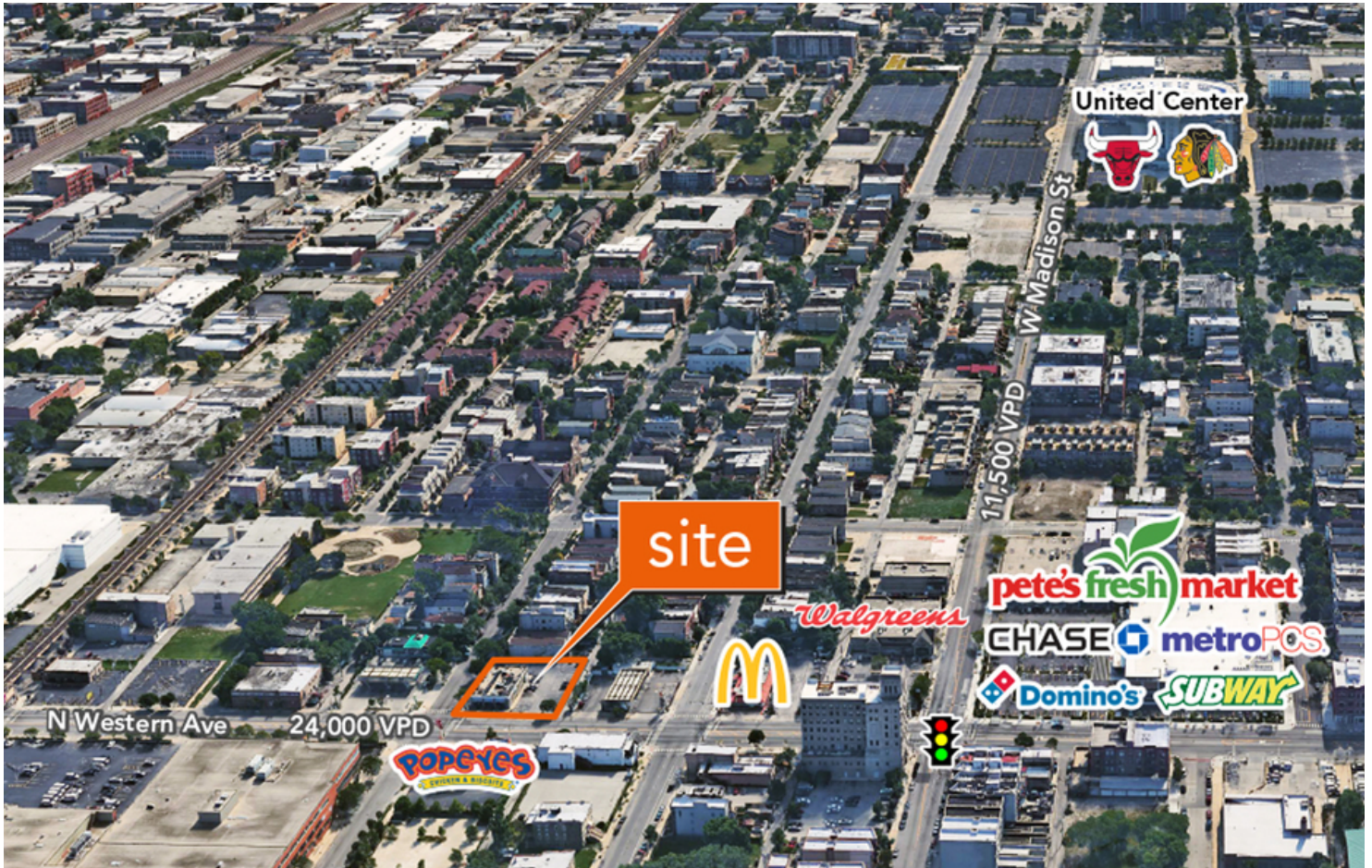


2355 W Washington Boulevard

Chicago, IL 60612 | Near West Side

For Lease

Retail Property



- ▶ ±4,543 SF building on a ±18,875 SF lot on the SEC corner of Washington & Western
- ▶ Build-To-Suit or Ground Lease options available
- ▶ Excellent signage opportunity with 125 feet of frontage on Western Avenue
- ▶ 24,000 VPD along Western Avenue
- ▶ Parking for ±40 cars on site
- ▶ Zoned C1-2
- ▶ 2 blocks north of Pete's Fresh Market
- ▶ Other nearby retailers include Walgreens, McDonald's, Chase, Popeye's & Domino's

DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
Estimated Population	2,017	7,413	32,123
Adj. Daytime Demographics	2,211	9,475	46,216
Estimated Households	681	2,684	13,489
Estimated Average Household Income	\$58,822	\$48,993	\$68,817

TREVOR JACK

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