

SECOND GENERATION RESTAURANT SPACE FOR SUBLEASE

# 1122 W. Chicago Avenue

CHICAGO, IL 60642



Chuck Whitlock  
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## AVAILABLE SPACE

**±2,556 SF**

## PROPERTY HIGHLIGHTS

- + Second-generation QSR space available on hard corner of the six-way Chicago/Ogden/Milwaukee intersection
- + Density galore with new multifamily towers in all directions totaling over 1,150 luxury apartment units within a quarter-mile
- + Excellent pedestrian traffic and steps to the CTA Blue Line Chicago Station (786,573 annual riders) plus two CTA bus routes (#66 Chicago and #56 Milwaukee)
- + Existing black iron chase in place, allowing for future kitchen venting installation
- + Area retailers include Big Shoulders Coffee, CVS, Gangnam Market, Jersey Mike's, Dunkin', and more

<b>Sublease Term:</b>	Through September 2032
<b>Extensions:</b>	Two 5-year extension options
<b>Asking Rent:</b>	Contact broker





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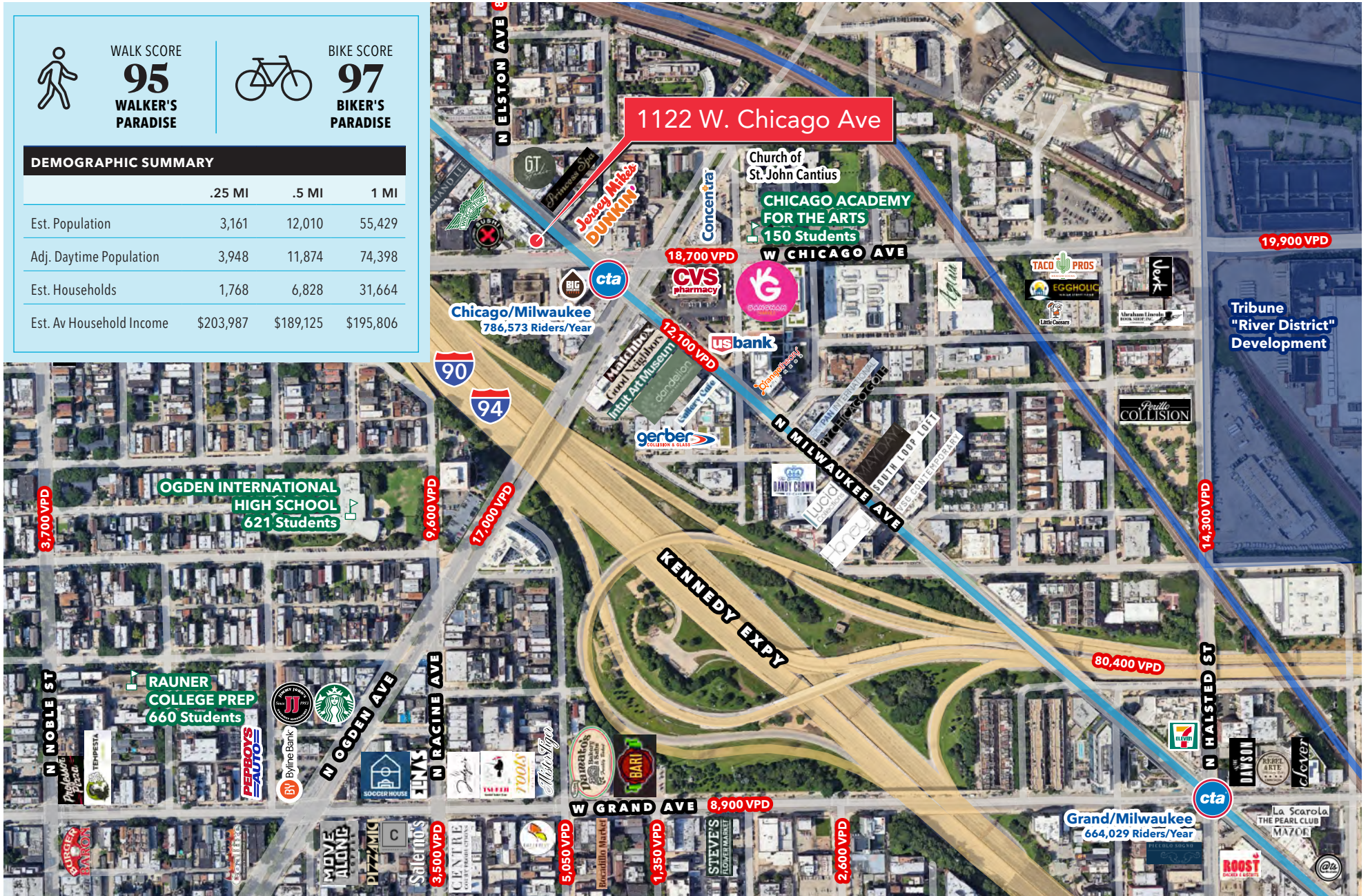
WALK SCORE  
**95**  
WALKER'S PARADISE

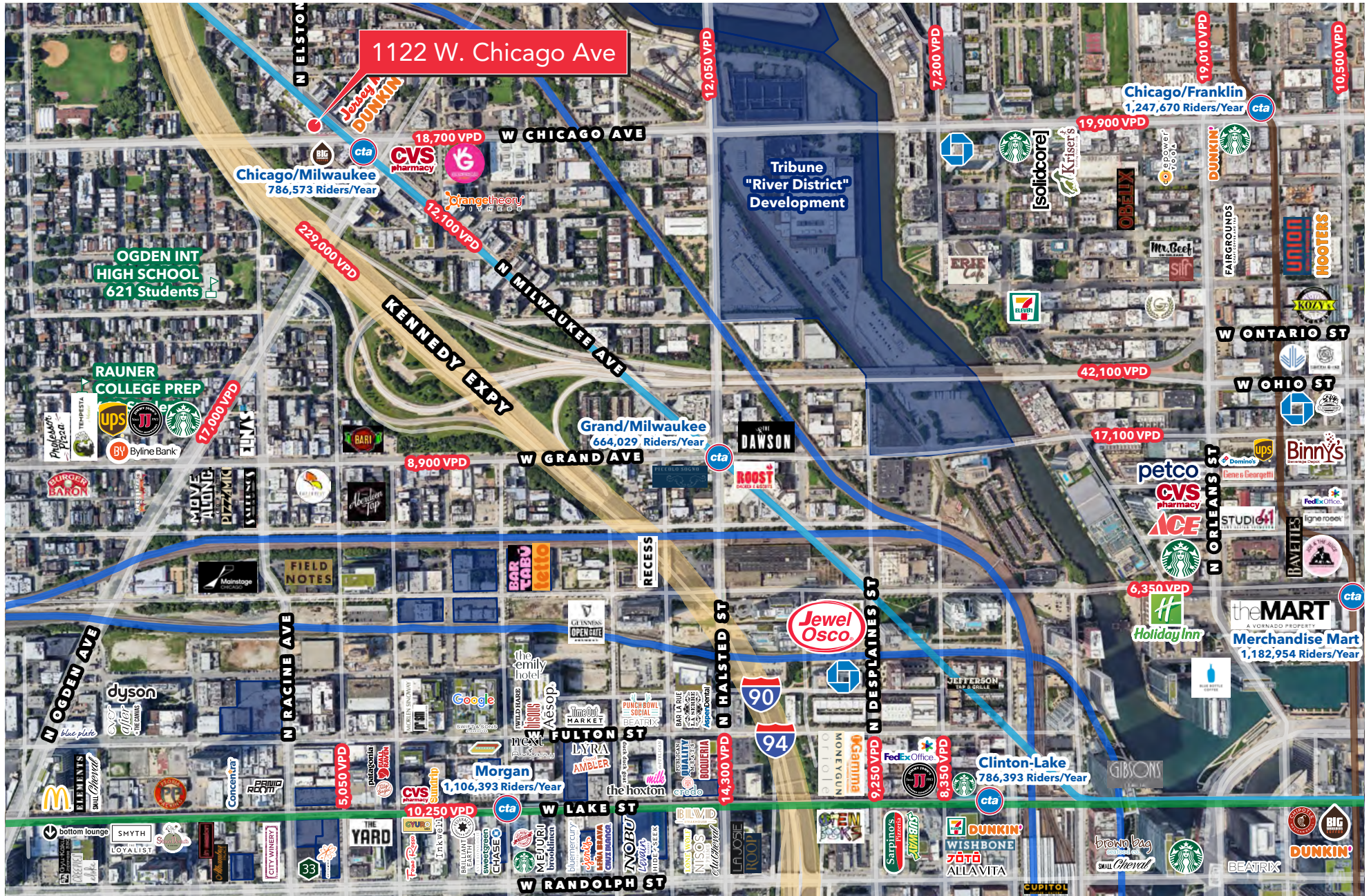


BIKE SCORE  
**97**  
BIKER'S PARADISE

DEMOGRAPHIC SUMMARY

	.25 MI	.5 MI	1 MI
Est. Population	3,161	12,010	55,429
Adj. Daytime Population	3,948	11,874	74,398
Est. Households	1,768	6,828	31,664
Est. Av Household Income	\$203,987	\$189,125	\$195,806





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FOR MORE INFORMATION CONTACT

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