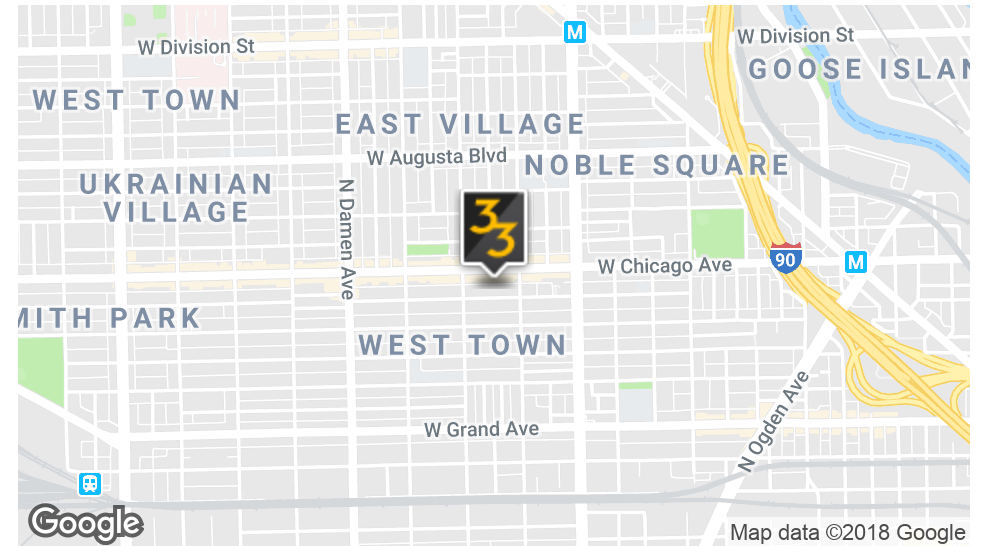


1727 W CHICAGO - 2ND FLOOR LIVE-WORK/OFFICE SPACE FOR LEASE

1727 W CHICAGO AVENUE, CHICAGO, IL



PROPERTY SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$3,000 per month (Gross)
Lot Size:	3,025 SF
Zoning:	B1-2
Market:	Chicago
Sub Market:	West Town
Cross Streets:	Chicago Avenue & Wood or Paulina

PROPERTY OVERVIEW

2nd floor raw space available for rent. Amazing potential. Previous tuxedo rental shop. Tall, ~12 foot ceilings. Full bathroom and galley kitchen located in rear. Space can be opened up a variety of uses. Excellent yoga, dance, artist, or professional space. Potential live-work opportunity. Owner's son runs the dental office on the 1st floor

PROPERTY HIGHLIGHTS

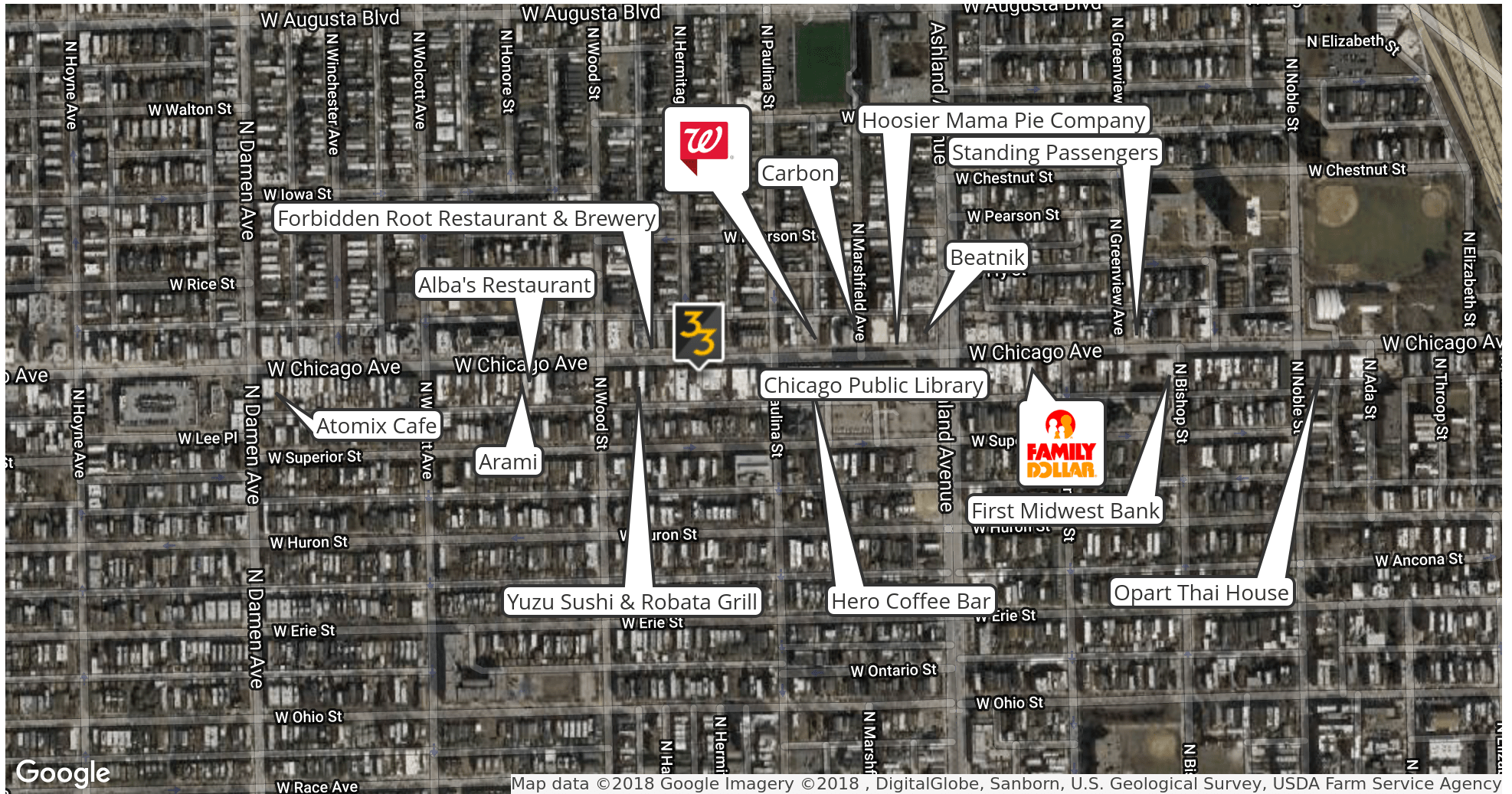
- Raw 2nd floor loft/live-work/retail/office space
- Active West Town neighborhood location
- Owner will assist with buildout
- ALL INTERIOR WALLS ARE NON LOAD-BEARING
- Front Room: 72'x27'; 2nd Room: 12'x27'; 3rd Room: 15'x27'; Rear Room: 26'x27'

PRESENTED BY: **GENE HART**
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Google

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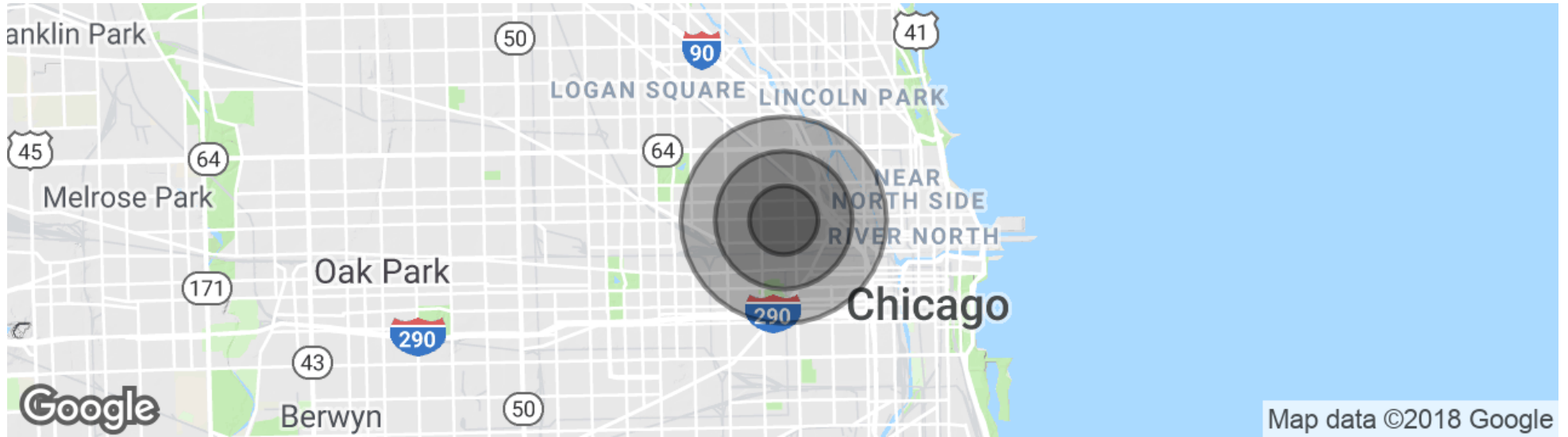


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	17,694	57,838	107,601
Median age	31.0	31.2	31.5
Median age (Male)	31.2	31.5	31.9
Median age (Female)	31.3	31.1	31.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	8,215	26,773	49,771
# of persons per HH	2.2	2.2	2.2
Average HH income	\$92,343	\$88,552	\$91,939
Average house value	\$409,928	\$481,439	\$511,026

* Demographic data derived from 2010 US Census

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