



FOR LEASE
MCKINLEY PARK
RETAIL / RESTAURANT
1734 W 35th Street
Chicago, IL 60609



HIGHLIGHTS

Property Type: Retail / Restaurant
Lease Type: Modified Gross
Size: 800 Sq Ft
Zoning: B2-3
Alderman: Cardenas

SNAPSHOT



- 800 Sq Ft restaurant space at corner of 35th & Hermitage (former Nicky's Carry Outs) in up-and-coming McKinley Park
- Includes existing gas / water connections, hand sink, mop sink (in utility closet) & 1 bathroom (in basement), A/C, new black iron w/ related ductwork to roof, 10-foot hood w/ fire suppression system & 3-compartment sink w/ grease trap
- Existing tenant is willing to sell all restaurant equipment (cooler / freezer, oven / stove, prep tables / counters, tables / chairs, upgraded lighting)
- Dishwasher plumbing capacity is available, but dishwasher is not included in space
- Outdoor seating options include sidewalk and/or rear patio
- Property featured in Chicago Bears' 2018 ad campaign with an original mural installation by a renowned local street artist

TRANSIT



Located on CTA #35
35th Street Bus Route



1 block to CTA
#62 Archer Bus Route



0.3 miles to CTA #9
Ashland Bus Route

DEMOGRAPHICS



Population

1 Mile 22,228



Households

1 Mile 7,369



Avg Household Income

1 Mile \$59,067



Consumer Spending (000s)

1 Mile \$154,552

AREA MAP



TRAFFIC COUNT

W 35th Street

8,850