



**FOR LEASE**  
**WASHINGTON PARK**  
**RETAIL / RESTAURANT**  
115 51st Street  
Chicago, IL 60615



## **HIGHLIGHTS**

**Property Type:** Retail / Restaurant  
**Lease Type:** Modified Gross  
**Size:** 1,241 Sq Ft  
**Zoning:** B3-3  
**Alderman:** Dowell

## SNAPSHOT



- **1,241 Sq Ft corner retail space available in newer construction strip center at corner of 51st & Michigan Avenue**
- **Includes 2 ADA bathrooms, existing plumbing, & black iron possible**
- **Ample parking available in a shared lot**
- **Tenant pays utilities and is responsible for reimbursing Landlord for their share of common expenses (water and trash is approximately \$70 - \$80 per months)**

## TRANSIT



**Located on CTA #15  
51st Street Bus Route**

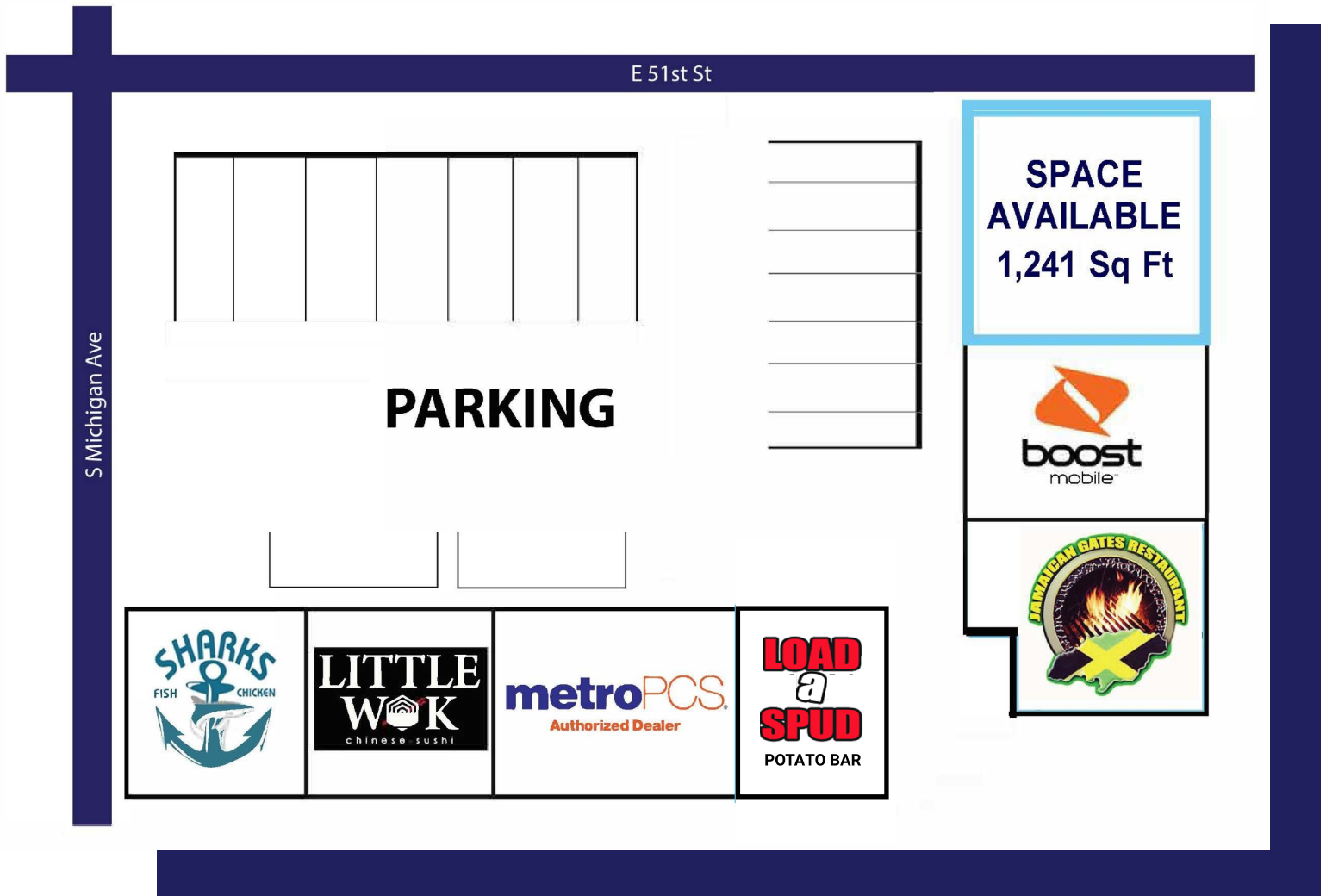


**0.2 miles to CTA  
51st Street Green Line  
Station**



**0.2 miles to CTA #29  
State Street Bus Route**

## SITE PLAN



- Strip center co-tenants: Metro PCS, Shark's Fish & Chicken, Little Wok Chinese & Thai Cuisine, Jamaican Gates Restaurant, Boost Mobile & Load a Spud Potato Bar

### Available Unit:

- 115 E 51st Street = 1,241 Sq Ft - previously occupied by a sandwich shop

**DEMOGRAPHICS**



**Population**

1 Mile 30,782



**Households**

1 Mile 12,304



**Avg Household Income**

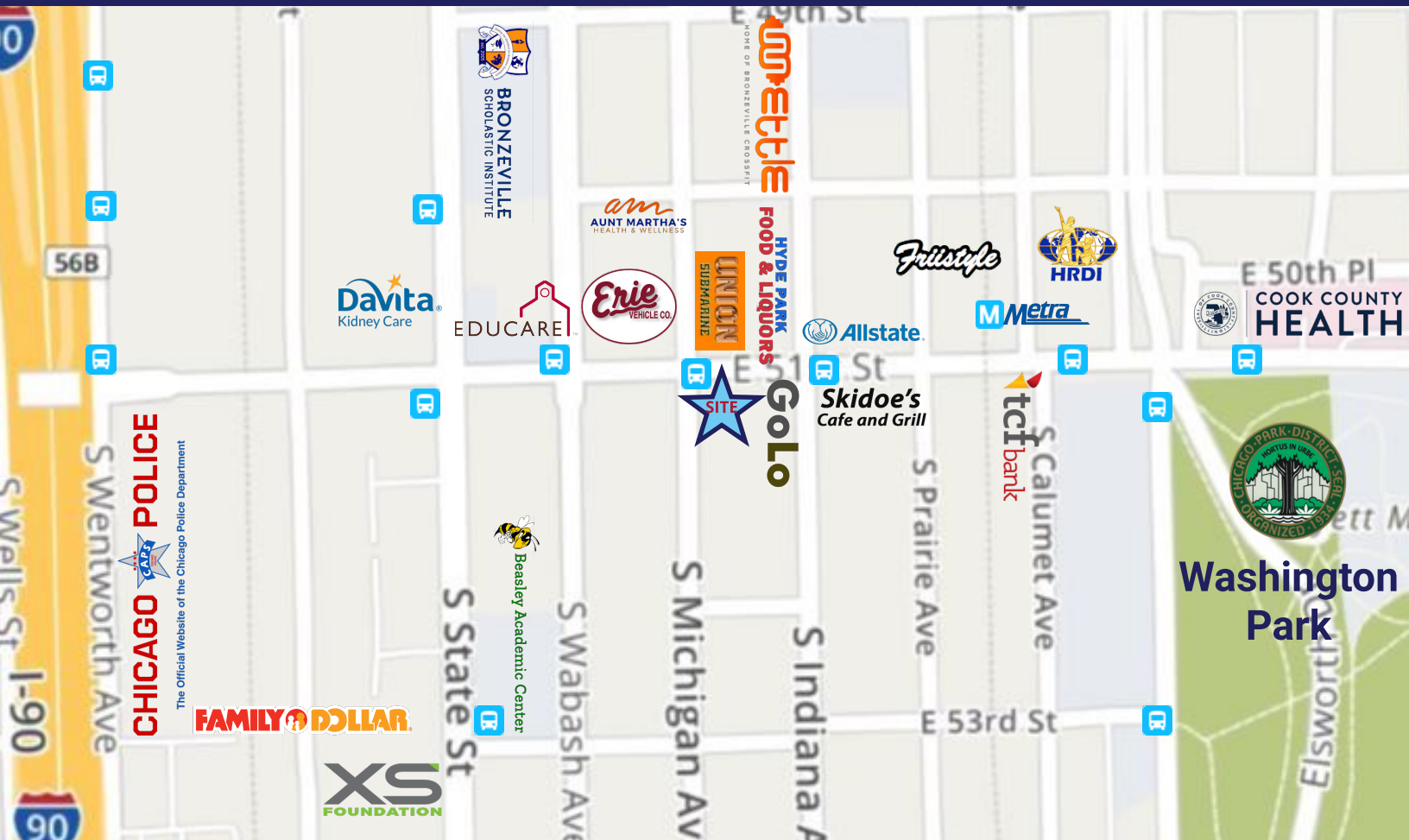
1 Mile \$52,712



**Consumer Spending (000s)**

1 Mile \$203,813

**AREA MAP**



**TRAFFIC COUNT**

E 51st Street

9,536