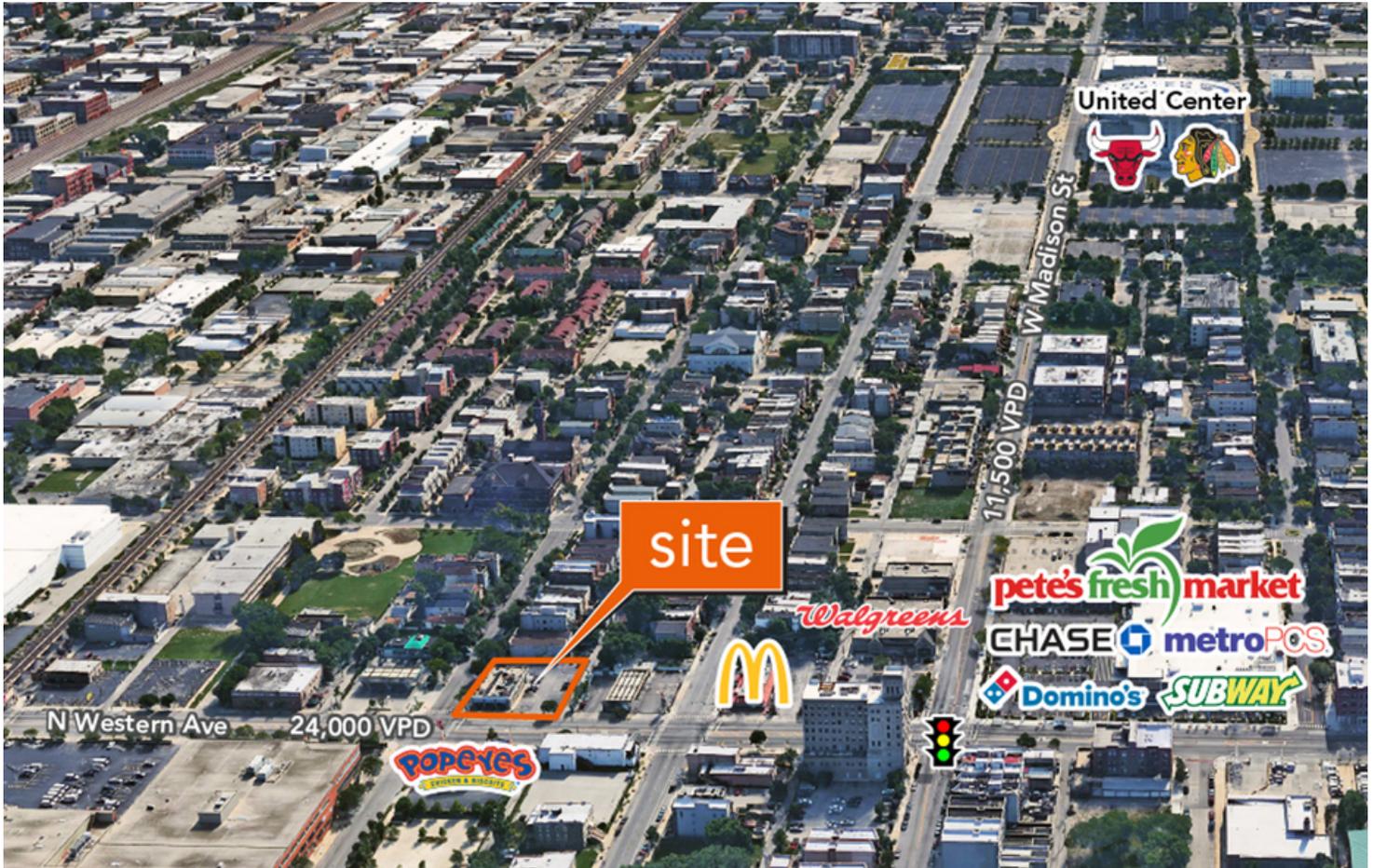


2355 W. Washington Boulevard

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
312.275.3128
trevor@baumrealty.com

NICOLE CARDOT
312.275.0371
nicole@baumrealty.com



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

2355 W. Washington Boulevard

Chicago, IL 60612 | Near West Side

For Lease

Retail Property



TREVOR JACK
312.275.3128
trevor@baumrealty.com

NICOLE CARDOT
312.275.0371
nicole@baumrealty.com



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

2355 W. Washington Boulevard
Chicago, IL 60612



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

