

FOR LEASE

818 W FULLERTON AVE

RESTAURANT SPACE FOR
LEASE

Chicago, IL 60614

PRESENTED BY:

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OFFERING SUMMARY

LEASE RATE:	\$5,000.00 per month (MG)
FIRST FLOOR:	960 SF
BASEMENT:	580 SF
ZONING:	B1-3
MARKET:	Chicago
SUBMARKET:	Lincoln Park

PROPERTY OVERVIEW

Existing/fast-casual restaurant space with a finished basement for lease in the heart of Lincoln Park at the highly traveled intersection of Lincoln, Fullerton, and Halsted. Ideal space for restaurant operators looking to capitalize on the solid Lincoln Park demographics that this location offers. B1 zoning.

Substantial restaurant infrastructure including 200amp/3 phase electrical service; health department compliant 580 SF basement prep with walk-in cooler, prep, and hand sinks. 960 SF first-floor counter service area, dining, and additional prep.

PROPERTY HIGHLIGHTS

- Lincoln Park/DePaul University Fast-Casual Restaurant Space
- Bookended by a New Chipotle
- One Block to the Fullerton Red Line Station
- Extremely High Vehicular and Pedestrian Traffic
- Ideal Counter Service Configuration
- Directly Across The Street From The Lincoln Commons Development
- In The Heart of One of Chicago's Most Affluent Neighborhoods

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RESTAURANT SPACE FOR LEASE 818 W Fullerton Ave Chicago, IL 60614

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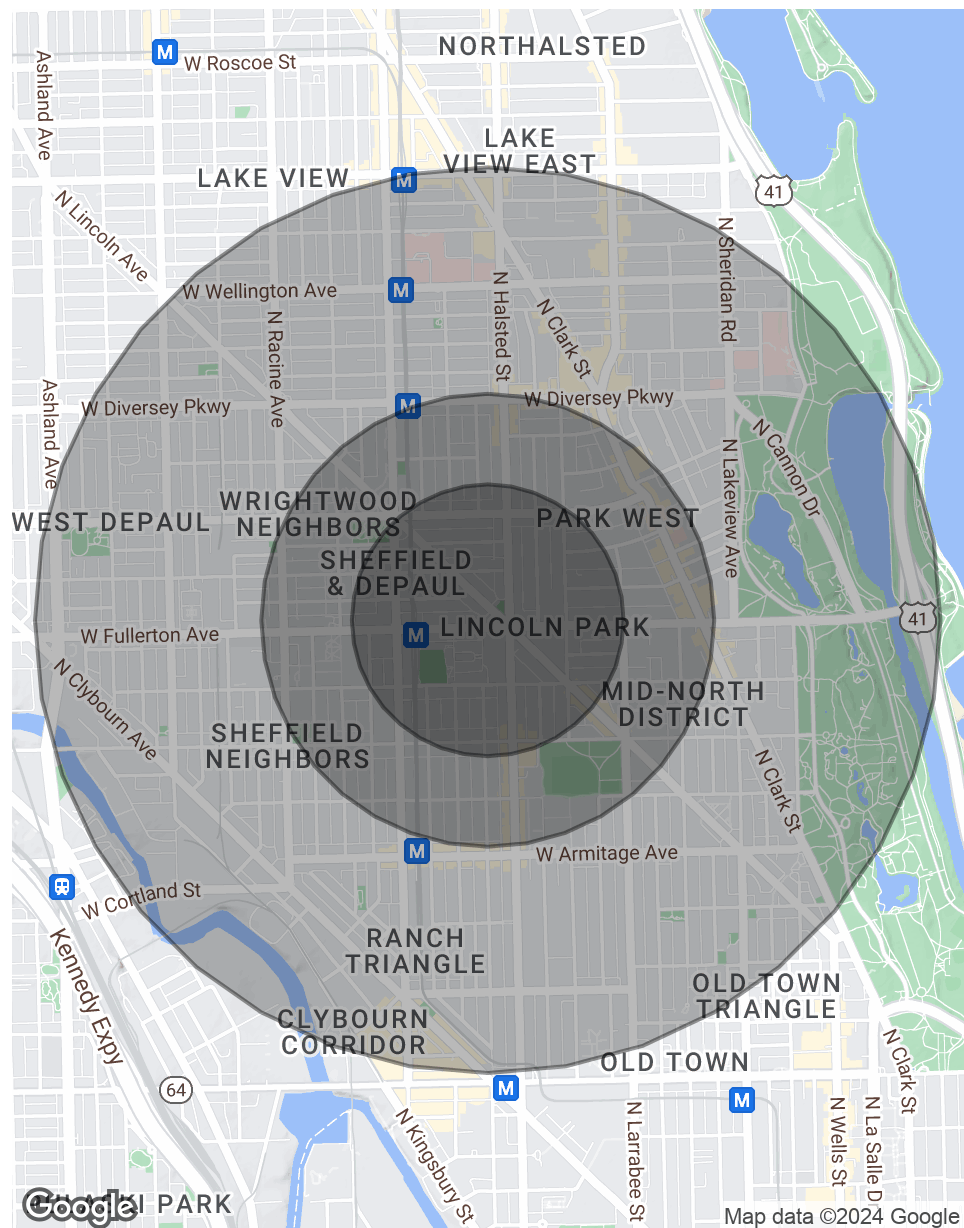
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	5,970	24,680	81,659
AVERAGE AGE	32	33	36
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	32	33	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,792	11,823	42,959
# OF PERSONS PER HH	2.1	2.1	1.9
AVERAGE HH INCOME	\$206,359	\$201,143	\$191,212
AVERAGE HOUSE VALUE	\$1,107,815	\$1,036,377	\$925,078

* Demographic data derived from 2020 ACS - US Census



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