

1230

West Taylor
STREET



CLICK FOR VIRTUAL TOUR



For Lease

2ND GENERATION CORNER RESTAURANT SPACE



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ASKING RENT:	\$40/SF GROSS
EST. RE TAXES:	\$8/SF
SPACE AVAILABLE:	2,616 SF
FRONTAGE:	~70'
CEILING HEIGHT:	8.5' - 12'
ZONING:	PD 896
DATE AVAILABLE:	NOW
CONDITION:	2 ND GENERATION RESTAURANT
SUB-MARKET:	LITTLE ITALY
WARD/ALDERMAN:	28/ERVIN

Property Overview

**CAM and insurance included in base rent*



Leasing Highlights

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- Incredibly sought after 2nd generation restaurant space with in-place black iron and existing kitchen equipment.
- Highly visible corner retail opportunity in the heart of Little Italy with approximately 70' of retail frontage.
- Located across the street from a newly constructed 67-unit apartment building developed by one of Chicago's most prominent developers, Related Midwest.
- Subject property is included within Related Midwest's Roosevelt Square development, which will in total deliver +2,000 units to the immediate area and ~45,000 SF of retail space.

- Conveniently located in between Illinois Medical District (IMD) and University of Illinois at Chicago (UIC) campus.



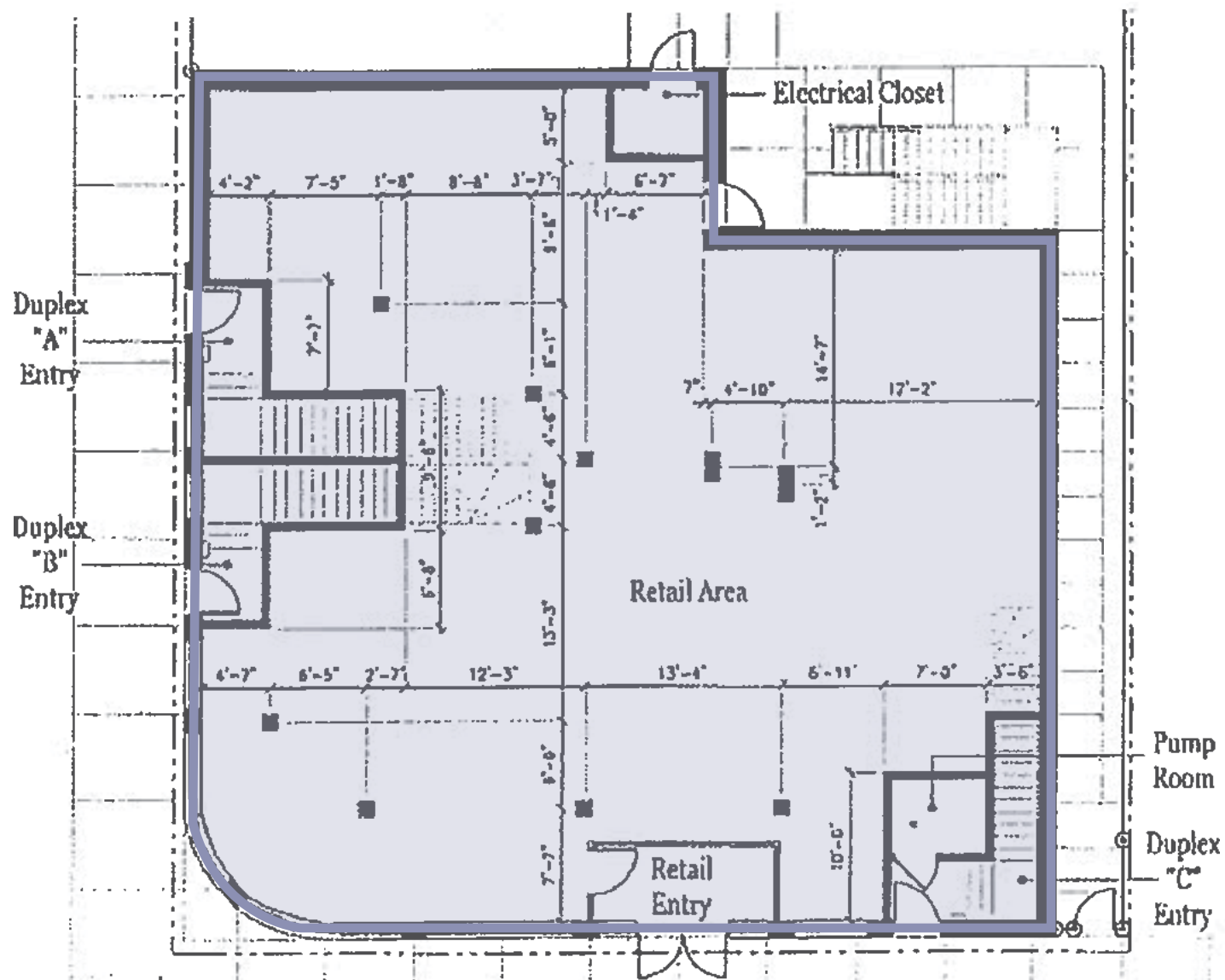
- IMD is estimated to welcome ~80,000 people on a daily basis: 30,000 employees and 50,000 patients, students and visitors. UIC, home to ~33,000 students (graduate and undergraduate) and +6,000 employees.
- Easily accessible to public transportation via the CTA's Blue and Pink "L" lines. The property also sits along the CTA's 157 bus route (Streeter/ville/Taylor).



Floor Plan

1230

West Taylor
STREET



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W TAYLOR ST

*Floor plans not to scale

Interior Photos



Area Map

1230 West Taylor STREET

Streets: ASHLAND AVE, LAFLIN ST, LOOMIS ST, RACINE AVE, VAN BUREN ST, HARRISON ST, POLK ST, TAYLOR ST, ROOSEVELT RD, HALSTED ST, DES PLAINES ST, JEFFERSON ST, CLINTON ST, VERNON PARK PL, TUFANOS TAP.

Businesses and Landmarks: RUSH, POLK cta, SEBUD, 7 ELEVEN, KIMURA S USHI, MR. GREEK, STARBUCKS COFFEE, ADDA INDIAN, CHICAGO PUBLIC LIBRARY, GATHERS TEA BAR, EDIBLE ARRANGEMENT, ATHLETICO, TWO SHADES CAFE, CHASE, busyburger, MLS KITCHEN, SUBWAY, VILLAGE EYECARE, JARABE TAQUERÍA, MARIO'S ITALIAN ICE, TUSCANY ON TAYLOR, UIC, UIC-HALSTED cta, CreditUnion1 Arena, INTERSTATE 290, INTERSTATE 90, PAPA JOHN'S, KURIMU, MOCHINUT, HARTY JOHNS, IDOF, CHEZ JOËL, DEMITASS CAFE, THAI BOWL, SAINT IGNATIUS COLLEGE PREP, GHAREEB NWAZ, UIC FORUM, POPEYES, COLD STONE CREAMERY, Jewel Osco, CVS pharmacy, UI Health, Pomper, VINTAGE BAR, CHILANGO STREET FOOD, TOUS LE JOURS, THE NEIGHBORHOOD HOTEL, PEANUT PARK, SWEET MAPLE CAFE, SCAFURI BAKERY, Old Second, THE BAR 10 DOORS, BUFFALO WILD WINGS, Portillos.

Parks: GARIBALDI PARK, ARRIGO PARK, SHERIDAN PARK.

Callout: 1230 West Taylor STREET

Area Description

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Nestled in the heart of Chicago, *Little Italy* exudes a timeless charm that seamlessly blends old-world heritage with modern vibrancy. This iconic neighborhood, steeped in Italian-American culture and history, offers a unique tapestry of cobblestone streets, charming brownstones, and bustling piazzas. Renowned for its authentic trattorias, gelaterias, and espresso bars, Little Italy is a culinary haven where residents and visitors alike can savor the rich flavors of Italy without leaving the city limits. Beyond its gastronomic delights, this dynamic community also boasts a thriving arts scene, with galleries showcasing local talent, and cultural festivals that celebrate the neighborhood's heritage.

From its quaint storefronts to its lively street festivals, Little Italy captivates with its warmth and authenticity. With its proximity to downtown Chicago and convenient access to public transportation, this neighborhood offers an unparalleled urban living experience. Whether strolling through Arrigo Park, indulging in a plate of homemade pasta, or exploring the historic landmarks that dot the area, Little Italy beckons those seeking a vibrant neighborhood steeped in tradition and brimming with character. For businesses looking to be part of a vibrant community with a rich cultural heritage, Little Italy offers a prime location that embodies the spirit of Chicago's diverse and dynamic urban landscape.



1-Mile Radius Demographics



MEDIAN AGE

31.4



AVERAGE INCOME
PER HOUSEHOLD

\$128,506



EST. DAYTIME
POPULATION

68,345



ESTIMATED
POPULATION

49,011



IMD
EXPOSURE

80,000
daily visitors



UIC
EXPOSURE

33,000 | 6,000
students | employees



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