

WEST TOWN COMMERCIAL **KITCHEN/STOREFRONT** www.terrystoffee.com

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1117 W. GRAND AVE. CHICAGO, IL 60642

Jim Martin

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Property Summary



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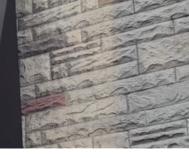


OFFERING SUMMARY PROPERTY OVERVIEW Excellent commercial kitchen/storefront opportunity on Grand Ave. Formerly a Available SF: bakery, candy store and restaurant this property is zoned for and well suited for a catering operation, test kitchen, commercial bakery, pastry kitchen, Lease Rate: N/A delivery only restaurant etc. Take advantage of the retail storefront, proximity to Fulton market, River North and the Loop. 2016 Taxes: \$11.084 PROPERTY HIGHLIGHTS • Equipped With Black Iron & Ansul System Year Built: 1884 Walk-In Cooler Full Basement **Building Size:** 1,900 SF Great Location • Existing Loading Zone M2-2 Zoning: • M2-2 Zoning Market: Chicago Submarket: West Town

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Additional Photos



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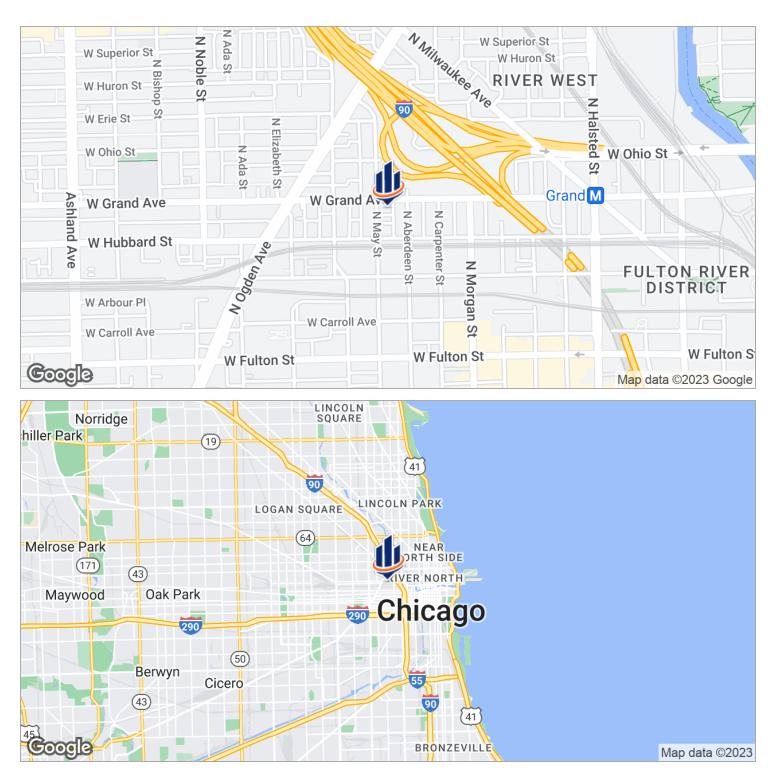
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Location Maps



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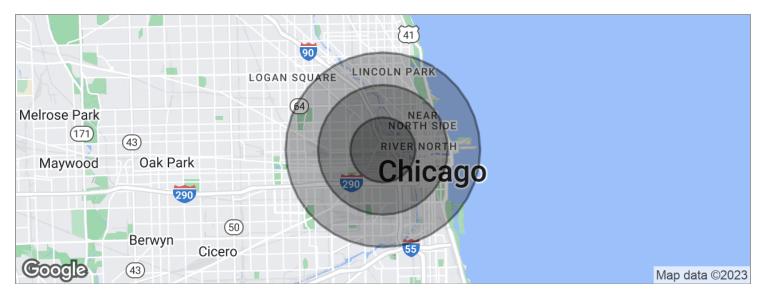
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Demographics Map



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POPULATION	1 MILE	2 MILES	3 MILES
Total population	34,531	186,472	423,723
Median age	32.8	32.0	33.1
Median age (Male)	32.6	32.4	33.2
Median age (Female)	33.3	31.9	33.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 18,022	2 MILES 96,562	3 MILES 210,609
Total households	18,022	96,562	210,609

* Demographic data derived from 2020 ACS - US Census

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