

FOR LEASE

818 W FULLERTON

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 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 brand new Chipotle and CVS
- One block to the Fullerton Red Line station
- 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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Property Data Summary

Property Summary	
Property	818 W Fullerton
Property Address	818 W Fullerton
City, State, Zip	Chicago, IL 60614
Leased Area	960SF Ground Floor/580SF Basement
Ceiling Height	12' Ground Floor
Washroom	Single Handicap Washroom
Ground Floor Dimensions	16' x 60'
Basement Dimensions	12' x 48'

Equipment List

November 2020

FFE Description	
1	Baker's Racks
9	Metal Bar Stools
1	Bus Station with Water Dispensor
1	5' 2 Door Refrigerated Pizza Prep
1	2'x4' SS Prep Table
1	Vegetable Prep Sink w/Side Drain
2	Hand Sinks
1	Reach In Beverage Refrigerator
1	3 Compartment SS Sink
1	6' x 8' Walk In Cooler
1	Fridgidaire Freezer
5	Commercial Rice Cookers

818 W Fullerton

Zoning/Political/Occupancy	
Zoning	B1-3
Ward	43rd/Michelle Smith
Occupancy	TBD

Utilities/MPE	
Electric Service	200amp/3-Phase
Mechanical	Central HVAC/Single Zone
Black Iron	Available - See Agent for Details
Hot Water	Commercial Gas HW
Grease Trap	Approximately 100 gallon
Water/Sewer	Appropriate for Existing Fixture Count

818 W Fullerton

FFE Description	
1	6 Standup Employee Locker
1	Mop Station
12	SS Wall Mounted Shelves
3	Industrial Type Sheving Unit
1	Norpole 2-Door Standing Refrigerator
1	18" x 24" SS Prep Table
3	Metro Shelf Racks
1	L-Shaped 3 Compartment Ware Wash
1	Microwave Oven
1	Mop Sink
1	Rubbermaid Bus Cart
10	Ceiling Pendants



All equipment to remain the property of landlord.

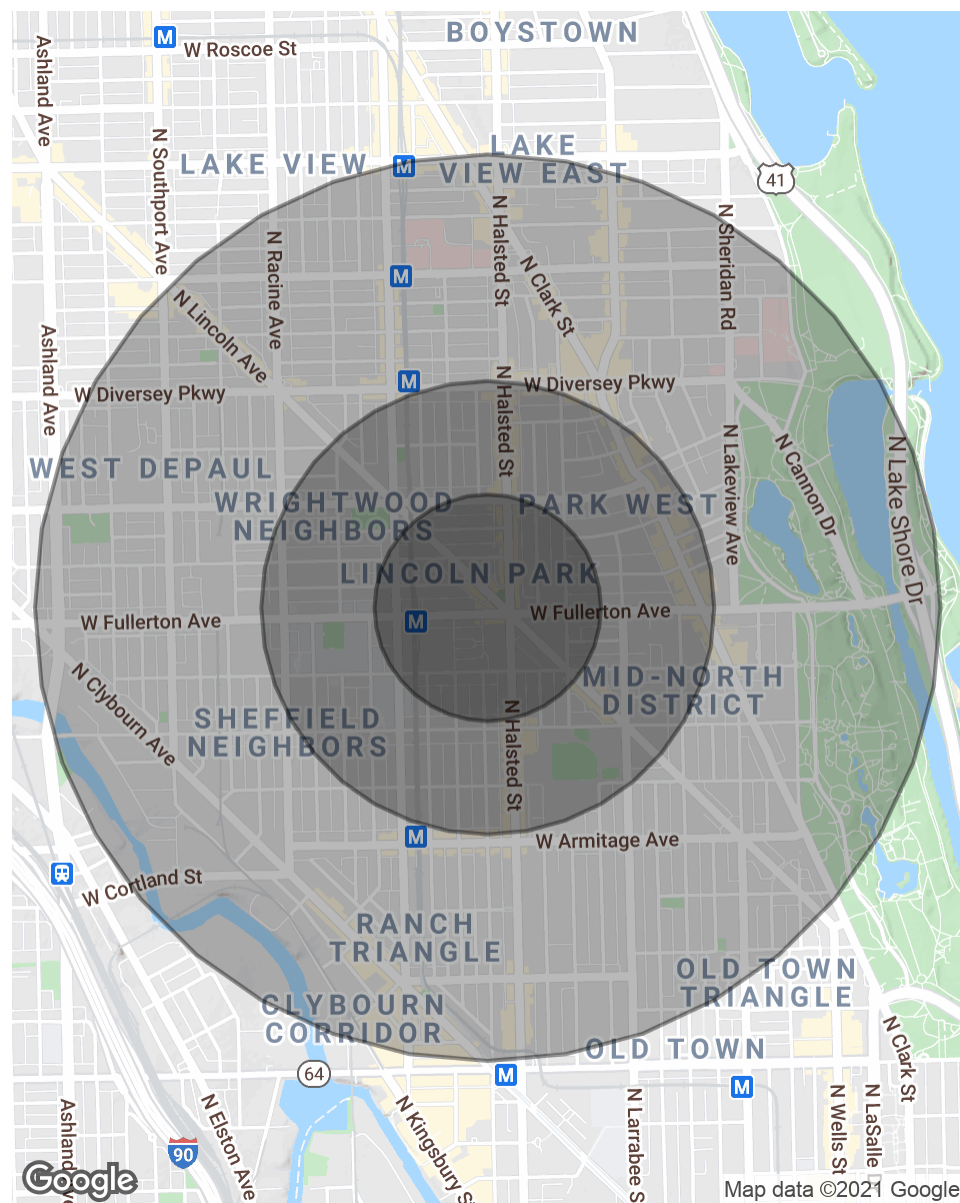
POPULATION **0.25 MILES** **0.5 MILES** **1 MILE**

TOTAL POPULATION	4,657	20,551	82,083
AVERAGE AGE	27.0	27.1	29.5
AVERAGE AGE (MALE)	27.2	27.6	30.3
AVERAGE AGE (FEMALE)	26.4	26.4	29.0

HOUSEHOLDS & INCOME **0.25 MILES** **0.5 MILES** **1 MILE**

TOTAL HOUSEHOLDS	2,228	9,663	41,355
# OF PERSONS PER HH	2.1	2.1	2.0
AVERAGE HH INCOME	\$140,525	\$136,043	\$129,268
AVERAGE HOUSE VALUE	\$584,523	\$645,234	\$697,161

** Demographic data derived from 2010 US Census*



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