Offering Memorandum







Michael Weaver **Senior Director** (312) 446-5018 MichaelW@CRER.com



Offering Memorandum



PROPERTY HIGHLIGHTS

Price: Unpon Request Property Type: Retail

Property Subtype: Restaurant

Gross Leasable Area: 2,500 SF

Year Built: 1891

PROPERTY DETAILS

Highly desirable corner location near the center of the Southport Corridor. 2,500 SF of space with a large outdoor patio. Bring your concept to an area with numerous national tenants and to a location that is 2 blocks from the Southport L stop.

PROPERTY HIGHLIGHTS

- Excellent corner location along the Dominant Southport Retail Corridor
- · Previously School Yard Tavern & Grill
- Seating Capacity: 99

- Patio Seating Capacity: 50
- · Lease Rate Subject To Offer
- Tavern License
- Affluent Trade Area

TRANSPORTATION

cta	Southport Station	4 min Walk	0.2 mi	cta	Addison Station	16 min Walk	0.8 mi
cta	Paulina Station	10 min Walk	0.5 mi	Cta Cta	Wellington Station	18 min Walk	0.9 mi
cta	Paulina Station	14 min Walk	0.7 mi				

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WALKSCORE

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Walker's Paradise (96)

TRANSIT SCORE

Excellent Transit (77)

BIKE SCORE

Very Bikeable (81)

TRAFFIC

Southport Ave North

3280 Daily Vehicle Traffic

Southport Ave South

3800 Daily Vehicle Traffic

AERIAL PREVIEW

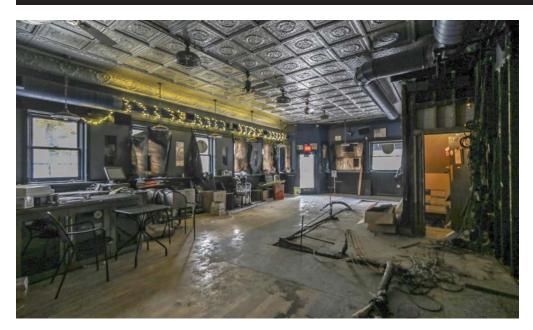




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PROPERTY PHOTOS











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PROPERTY PHOTOS





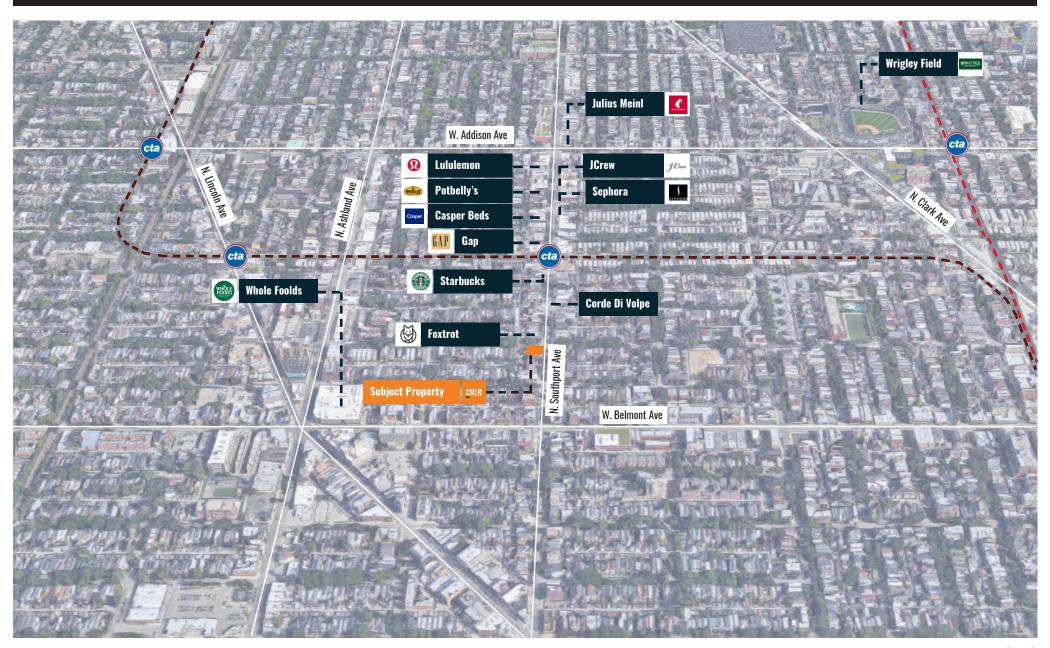




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RETAIL MAP



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DEMOGRAPHICS							
	1 MILE	3 MILE	5 MILE				
2021 Total population	72,141	479,145	1,084,403				
2026 Population	70,652	472,639	1,078,816				
Pop Growth 2021–2026	(2.06%)	(1.36%)	(0.52%)				
Average Age	33	36	37				
2021 Total Households	34,811	229,981	487,414				
HH Growth 2021-2026	(2.72%)	(1.76%)	(0.45%)				
Median Household Inc	\$129,941	\$94,426	\$85,375				
Avg Household Size	2.00	2.00	2.10				
2021 Avg HH Vehicles	1.00	1.00	1.00				
Median Home Value	\$613,253	\$433,983	\$390,833				
Median Year Built	1947	1948	1954				

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