

# 741-753 W. 31st St, Chicago, IL 60616

3,000 SF of Retail Space Available in Chicago, IL

CRER



**Nate gautche, CCIM**

Senior Director

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Chicago Real Estate Resources, Inc.

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## PROPERTY FACTS

<u>RENTAL RATE:</u>	\$ 30.00 / SF / YR	<u>SPACE USE:</u>	Restaurant
<u>PROPERTY TYPE:</u>	Retail	<u>CONDITION:</u>	Fully Build-Out
<u>PROPERTY SUBTYPE:</u>	Freestanding	<u>AVAILABILITY:</u>	July 2022
<u>GROSS LEASABLE AREA:</u>	23,195 SF	<u>PARKING RATIO:</u>	2.11 / 1,000 SF
<u>YEAR BUILT:</u>	1988		

## SPACE AVAILABILITY ( 1 )

<u>SPACE:</u>	<u>SIZE:</u>	<u>TERM:</u>	<u>RATE:</u>	<u>TYPE:</u>
1st Floor	3,000 SF	Negotiable	\$ 30.00 / SF / YR	Net

## EXECUTIVE SUMMARY

3,000 SF, fully built out Dunkin’ Donuts on the high traffic corner of 31st and Halsted. This high performing store has been open since 2004. They are vacating once their new construction drive-thru is completed next door in July 2022. The space has a fully built out kitchen and back office (not shown in the photos). The current lease agreement goes through March 2025 with options for more term to be negotiated with building ownership.

- Sublease space available from current tenant
- Fully Built Out as a Restaurant or Café Space
- Lease rate does not include certain property expenses
- Located in-line with other retail



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## RETAIL AREA MAP





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PROPERTY PHOTOS





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## PROPERTY PHOTOS



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## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	38,478	302,621	870,176
2027 Population	37,216	301,474	869,502
Pop Growth 2022-2027	(3.28%)	(0.38%)	(0.08%)
Average Age	40	37	37
2022 Total Households	14,203	120,933	354,472
HH Growth 2022-2027	(4.21%)	+ 0.05%	+ 0.62%
Median Household Inc	\$51,064	\$62,869	\$67,302
Avg Household Size	2.60	2.30	2.30
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$339,156	\$330,777	\$340,766
Median Year Built	1947	1961	1962



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## AREA TRANSPORTATION



### TRANSIT / SUBWAY

		Halsted Station (Orange Line)	9 min walk	0.4 mi
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### COMMUTER RAIL

		Clybourn Station Commuter Rail (Union Pacific North, Union Pacific Northwest Lines)	3 min drive	1.5 mi
		Healy Station Commuter Rail (Milwaukee District North Line)	5 min drive	2.3 mi

### AIRPORT

	Chicago O'Hare International Airport	21 min drive	13.6 mi
	Chicago Midway International Airport	21 min drive	11.3 mi

## ABOUT NATE GAUTSCHE



**Nate Gautsche, CCIM**

Senior Director

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Nate Gautsche is a Chicago resident with a BA in Business from Goshen College and currently holds real estate licenses in Illinois, Indiana and Michigan. Nate's first venture in real estate was at the age of 19 when he purchased his first investment property. Success in personal investment led him to pursue a career in commercial real estate, becoming a licensed salesperson in 2006.

Over the past 10+ years, Nate has focused his efforts on acquisitions and dispositions of value-add and stabilized investment properties and retail tenant representation. Nate has closed over 150 commercial transactions over the past six years and has been honored with several commercial sales awards from the CommercialForum each of the past five years including, but not limited to, 1st place for most multi-family units sold in 2013 out of over 11,500 members of the Chicago Association of Realtors and 3rd place in retail sales volume in 2012 and 2015.

Nate has represented a wide range of clients including national fast food brands, Michelin star chefs, international investment groups, lending institutions, non-profits, 1031 Exchange buyers and local portfolio investors. In the competitive and continuously evolving real estate market, Nate gets deals done.

Nate is a member of the Chicagoland Apartment Association (CAA), National Apartment Association (NAA), International Council of Shopping Centers (ICSC), Urban Land Institute (ULI) and is a CCIM Designee.



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ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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