

FOR LEASE



Pilsen Dental / Medical Space - 2,100 sqft
1719 W 18TH ST CHICAGO, IL 60608

\$22 psf MG

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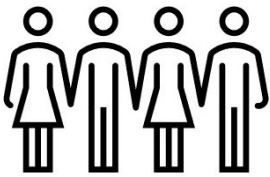
Location / Market

Dental or Medical space. Steps to 18th St CTA Pink line station in the booming Pilsen neighborhood. Amply plumbed & almost turn-key for dental practice or easily converted to other types of medical or retail. Bright and cheery space features large lobby & reception area, 3 private offices / exam rooms, procedure room plumbed for 5 stations, bathroom, lab / kitchen, X-ray room, high ceilings & stylish vintage brick accent walls.

Location boasts strong demographics, rental rates and vacancy rates. Location walk score is 94 (walkers paradise) and bike score is 90 (bikers paradise). Average annual household income within 3-miles is \$110,205. Average Medical Office rent is \$28.85 MG and vacancy rate is 6.5%. Steps to 18th Street CTA Pink line Station & the booming 18th street Pilsen retail corridor.



Demographics (3 Mile Radius)



Population

399,721



Avg HH Income

\$110,205



Consumer Spending

\$4.8 Billion



Vacancy Rate

6.5%



Walk Score

94



Bike Score

90



Avg Medical Rent

\$28.85



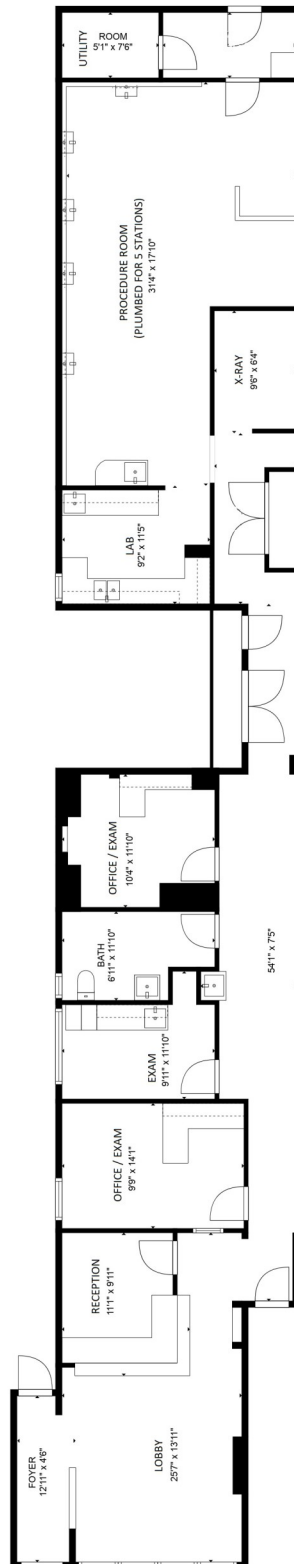
Market Cap Rate

8.9%

Photos



Floor Plans



MEASUREMENTS ARE DEEMED RELIABLE BUT NOT GUARANTEED



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