

FOR LEASE



Heart of Roscoe Village—Corner Unit—Bursting with light & Color - 1,000sqft
2058 W ROSCOE, CHICAGO, IL 60618

\$3,500 MG

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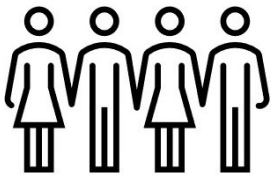
Location / Market

Heart of Roscoe Village retail! Formerly Ki House Flower shop. Beautiful and rarely available corner unit in the heart of Roscoe Village. Bursting with light & color, high ceilings, stylish tile flooring, tile bathroom, two compartment sink, ample kitchen/work-space with cabinetry & island, walk-in flower cooler, very large lower level storage & bonus storage in 3 door garage in rear. Easily plumbed for medical or light food service.

Location boasts strong demographics, rental rates and vacancy rates. Location walk score is 93 (walkers paradise) and bike score is 85 (Very Bikeable). Average annual household income within 1-miles is an impressive \$167,211, and average annual consumer spending of \$855 million. Average Retail rent is \$26.98 NNN, with a very low 2.5% vacancy rate.



Demographics (3 Mile Radius)



Population

50,615



Avg HH Income

\$167,221



Consumer Spending

\$855 Million



Vacancy Rate

2.5%



Walk Score

93



Bike Score

85



Avg Retail Rent

\$26.98 NNN



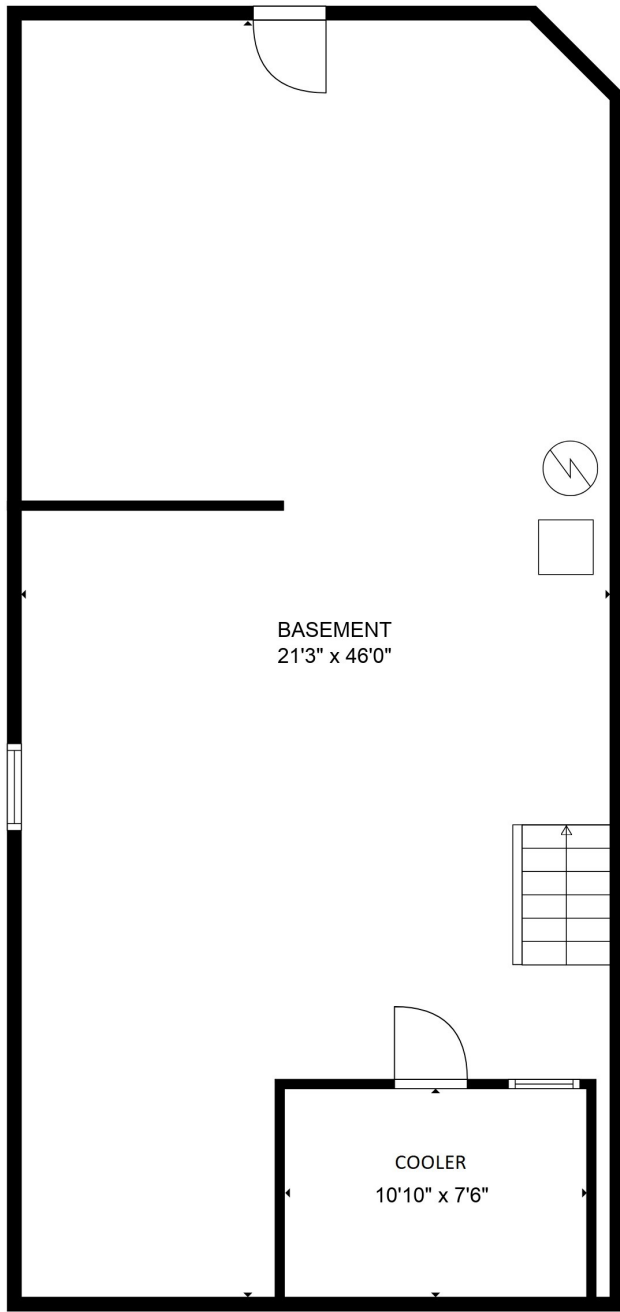
Market Cap Rate

7.0%

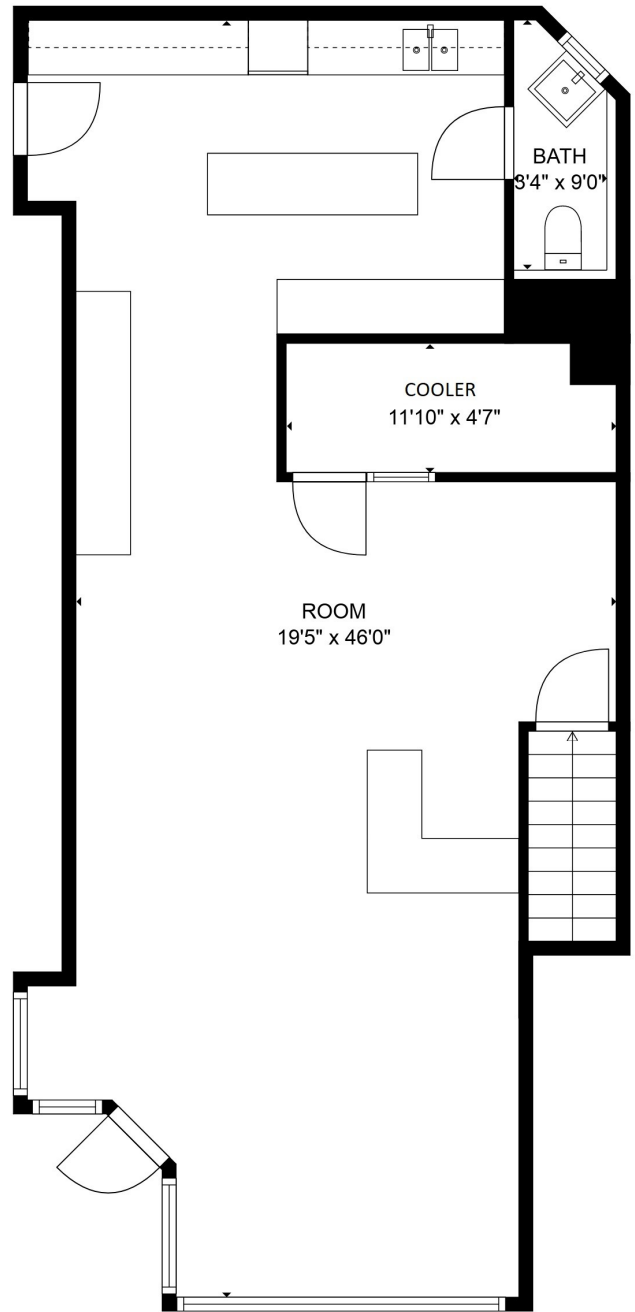
Photos



Floor Plans



LOWER LEVEL



GROUND FLOOR

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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