



For Lease

New Retail Hard Corner Of 26th St. & Pulaski

4004 W 26th St, Chicago, IL 60623

Negotiable

New Retail in Little Village, one of the most vibrant commercial districts in the City of Chicago. Called "The Mexican Capital of the Midwest," Little Village is a center for restaurants, stores, jobs, and housing. The highly visible new construction retail space on the HARD CORNER of 26th ST & Pulaski in Little Village. Located in the heart of the lively and historic Little Village neighborhood, this property is conveniently located in the 2nd highest grossing shopping district in Chicago behind Michigan Ave. The location is within walking distance of various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use with a patio.

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Summary



Lease Rate

Negotiable

Offering Summary

Available SF:	1,546 - 8,066 SF
Delivery:	2023
Market:	Chicago
Submarket:	Little Village
Walk Score®:	Walker's Paradise (91)
Transit Score®:	Good Transit (64)
Traffic Count:	30K VPD

Property Overview

HARD CORNER of 26th ST & Pulaski in the heart of Little Village, located in the heart of the lively and historic neighborhood. Conveniently located in the 2nd highest grossing shopping district in Chicago behind Michigan Ave. The location is within walking distance of various restaurants & retailers. The space is ideal for retail, bank, medical office, or restaurant use with a patio.

Property Highlights

- Hard Corner Location at Signalized Intersection
- Located in one of the Strongest Shopping Corridors in the Midwest
- Tremendous 7-day foot traffic
- Young population with 30% under 18 years old

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Rendering



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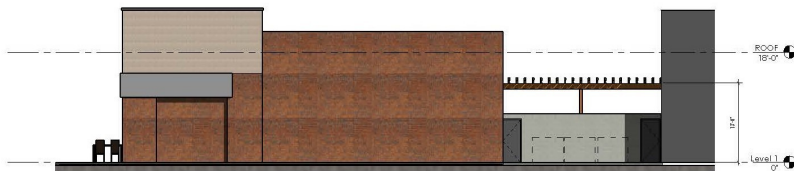
Renderings & Proposed Floor Plan



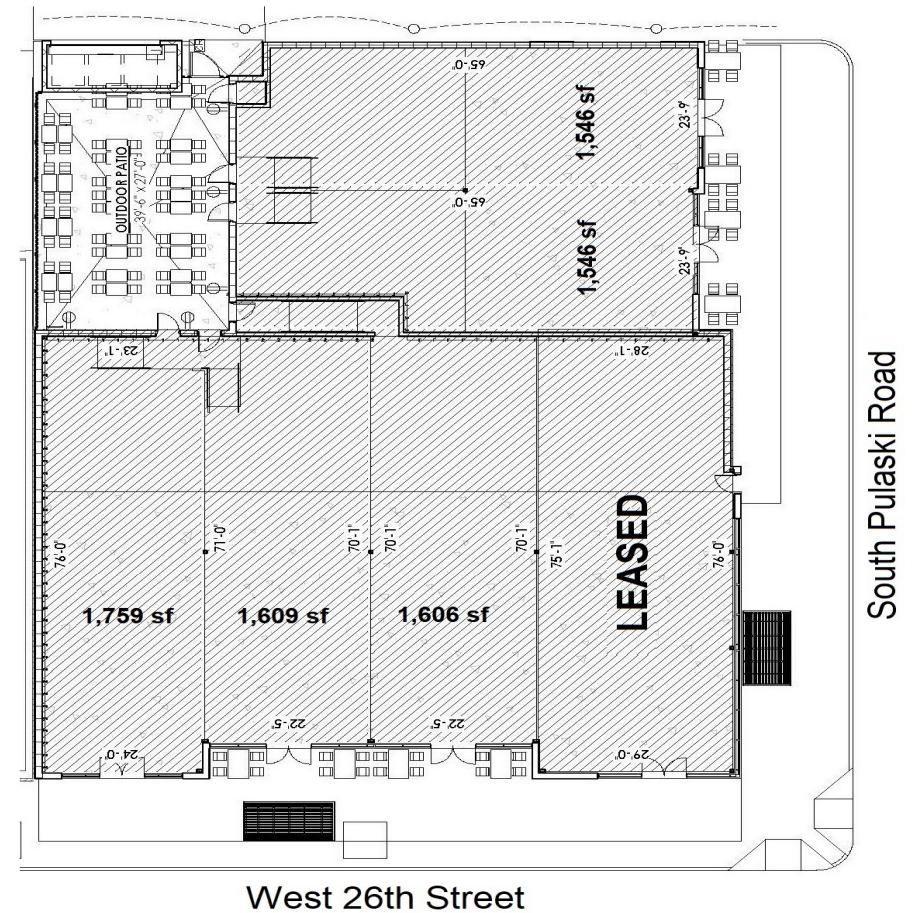
1 South Elevation - 26th Street
1/8" = 1'-0"



2 West Elevation Pulaski street
1/8" = 1'-0"



3 North Elevation alley
1/8" = 1'-0"



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Area Tenants



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Property & Area Details



10,185 SF
Building Size



1,500-8K SF
Available Size



B1-3
Zoning



Paradise 91
Walk Score®



3 Phase
Electricity



Stop Light
Location



5M+per YR
Transportation



Location Overview

Little Village is an area ripe with culture. Today it is a predominantly Mexican-American neighborhood. Little Village is fast becoming a popular neighborhood for young families looking for quality housing at affordable prices. New condominiums and vintage flats are a big draw for first-time homebuyers. The neighborhood's strong Hispanic heritage is apparent in the multitude of excellent Mexican restaurants, Spanish-named stores, and specialty grocery items you can get here. And there is no doubt Little Village residents take pride in their roots when the Mexican Independence Day Parade comes through each year, serenaded by mariachi bands and a sea of spectators dressed in Mexico's colors – red, white, and green.

Area Transportation / Employees / Residents

- South Pulaski Bus #53A CTA Ridership - 7K/wkdy. (2M/yr.)
- 26th St. Bus #60 Blue Island - 11K/wkdy. (3.2M/yr.)
- Pulaski Station (Pink Line) - 14 Minute Walk (.07 mile)
- 1,800+ employers & 30K+ employees within 5 min drive.
- Regional Shopping Corridor w/600+ businesses in the area
- 350,000 people within 10 min. drive

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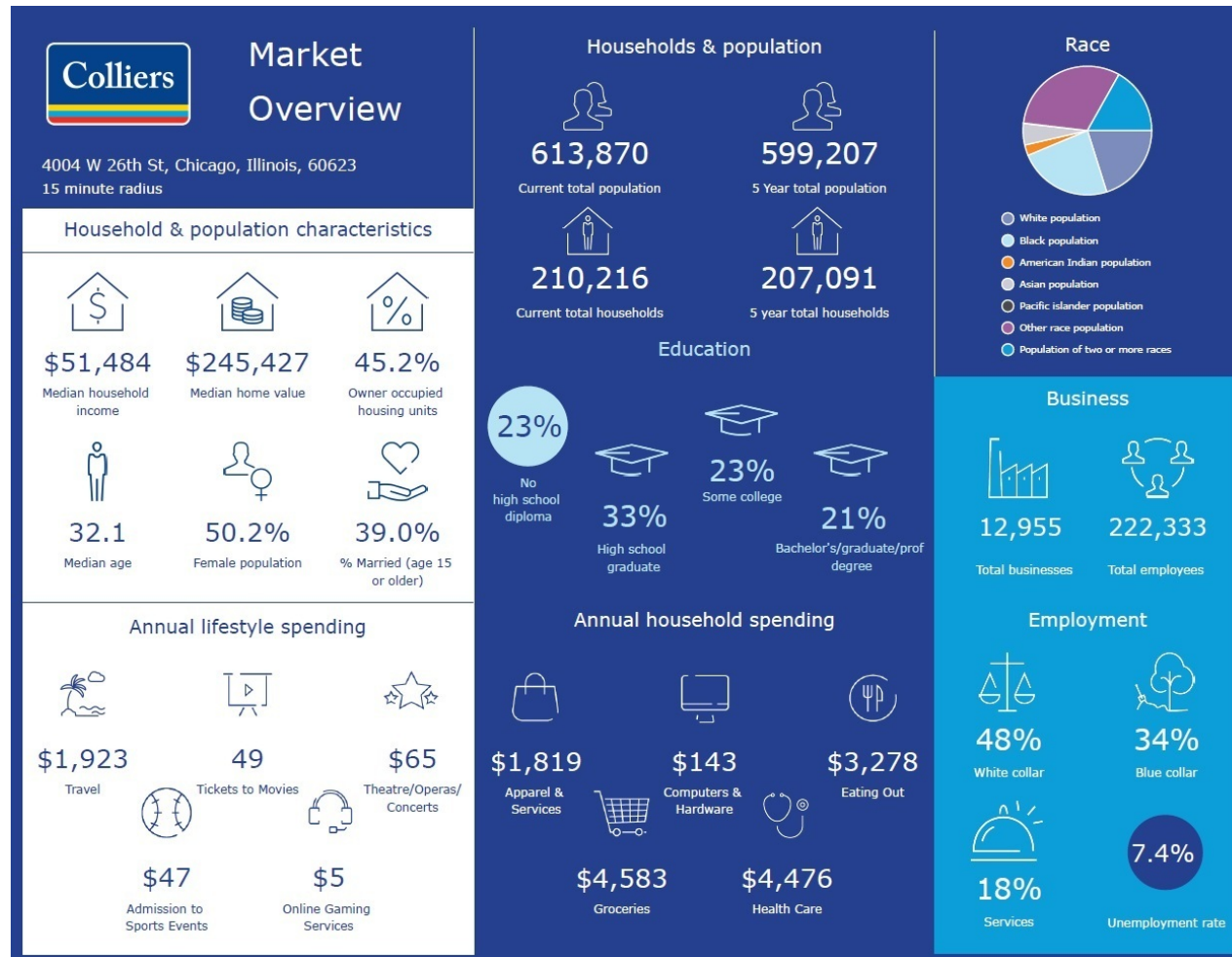
-
\$31M
 Alcohol Sales
-
\$28M
 Footwear
-
\$31M
 Pets
-
\$8M
 Sporting Good
-
\$281M
 Grocery
-
\$203M
 Food Away from H
-
\$28M
 Dairy Products



• Walgreens	• Domino's	• Subway	• PLS
• CVS	• Firth Third Bank	• Troha's Shrimp & Fish House	• McDonald's
• AT&T	• Metro Cellular	• Boost Mobile	• Pandering Nuevo Leo
• El Pollo Bravo	• Miska's Liquor Store	• Fed X	• Asian Cuisine Express
• Village Discount Outlet	• Rainbow Shops	• LAS ISLAS MARIAS	• Huntington Bank
• EZ Pawn	• DELICIAS MEXICANAS	• La Estrella	• Cermak Fresh Market
• Burger King	• Naty's Pizza 26st	• Tazueria Mi Cielo	• LA JUSTICIA
• OK Corral Western VIP Wear	• Panaderia Coral	• Dennis B&K Pizza	• Family Dollar
• Pizza Nova	• Jaime Kids Fashion	• PAWS Chicago Medical Center	• Dulcelandia Candy Store

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Area Information



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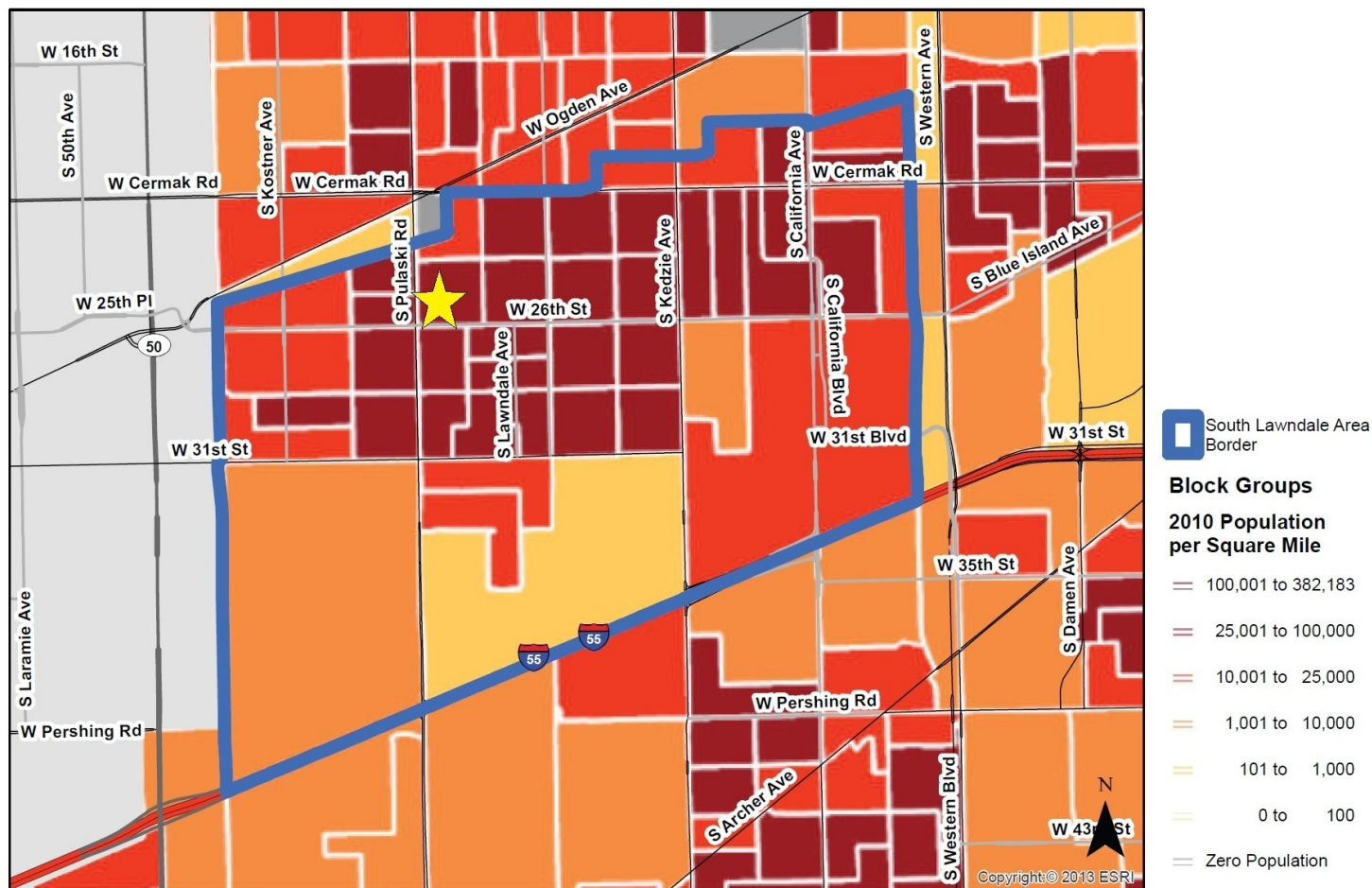
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Area Population Density



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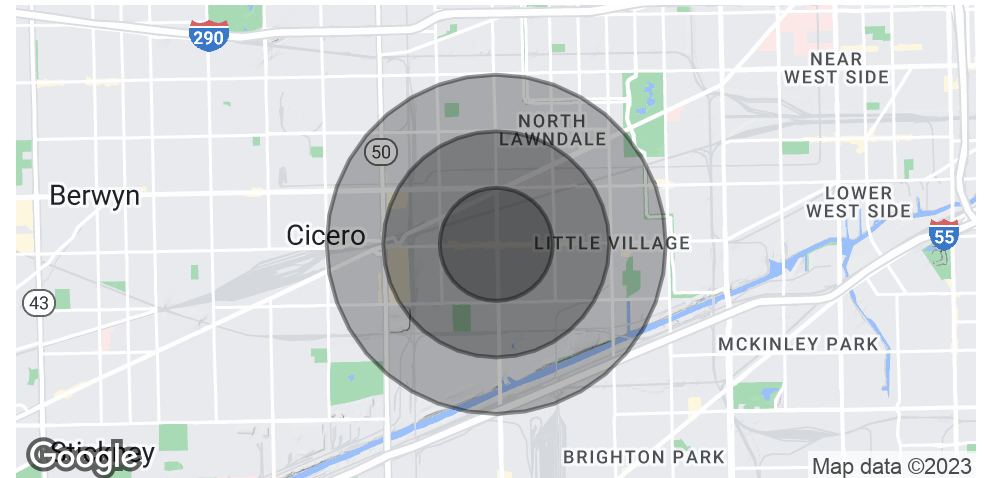
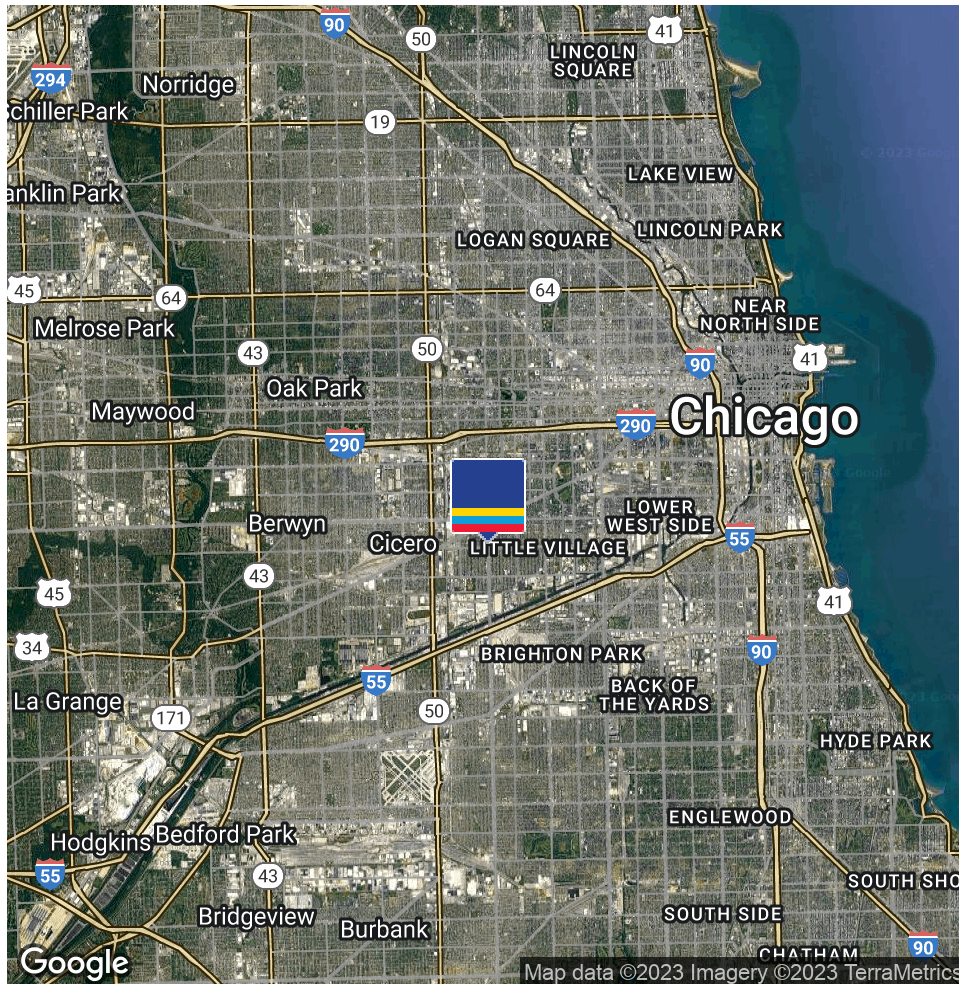
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Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	14,416	45,691	80,985
Average Age	35.3	33.4	33.5
Average Age (Male)	37.7	33.5	33.4
Average Age (Female)	33.2	33.3	33.8
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	5,242	16,236	28,201
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$45,990	\$47,054	\$43,710

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