

439 S Dearborn St.



FOR LEASE // 1,156 SF 2ND GEN CAFE SPACE AVAILABLE



PLEASE DO NOT DISTURB CURRENT TENANT AND EMPLOYEES

439 S Dearborn St.

PROPERTY HIGHLIGHTS

- 1,156 SF 2nd generation cafe' space available
- Potential for outdoor seating on adjacent vacant lot
- Great visibility from busy Ida B Wells Dr (36K VPD)
- Nearby tenants include:

Poke Burrito, Taco Bell Cantina, Gino's East, Meli Cafe

DEMOGRAPHICS

	½ MILE	1 MILE	2 MILES
TOTAL POPULATION	22,047	73,858	235,738
DAYTIME POPULATION	116,998	418,187	657,133
HOUSEHOLDS	12,255	44,806	138,910
AVG HH INCOME	\$153,150	\$177,299	\$176,218

TRAFFIC COUNTS

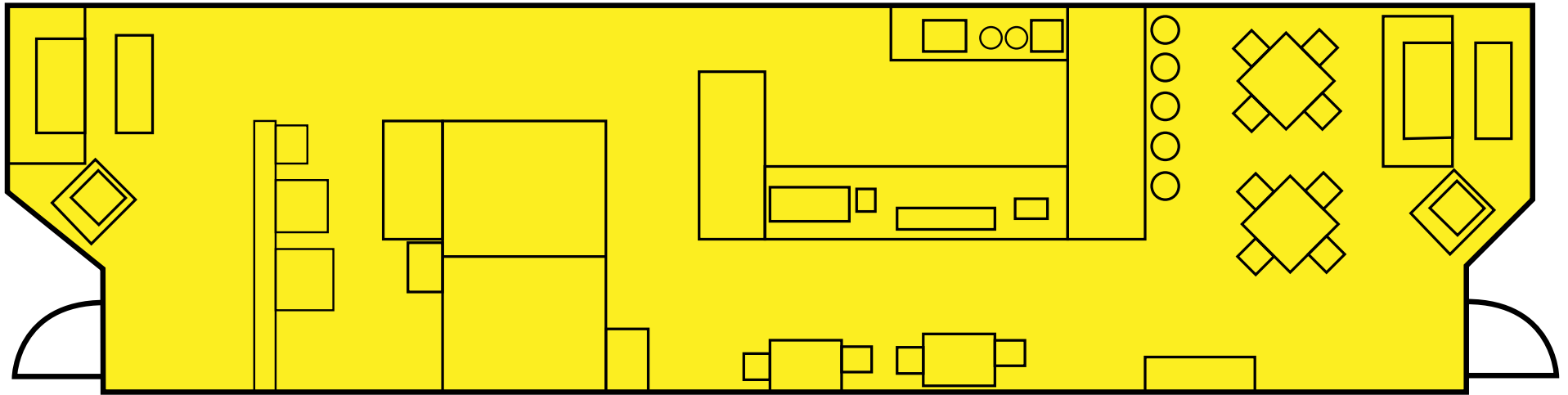
DEARBORN ST	11K VPD
IDA B WELLS DR	36K VPD

WALK SCORE®

WALK SCORE	99
TRANSIT SCORE	100
BIKE SCORE	85



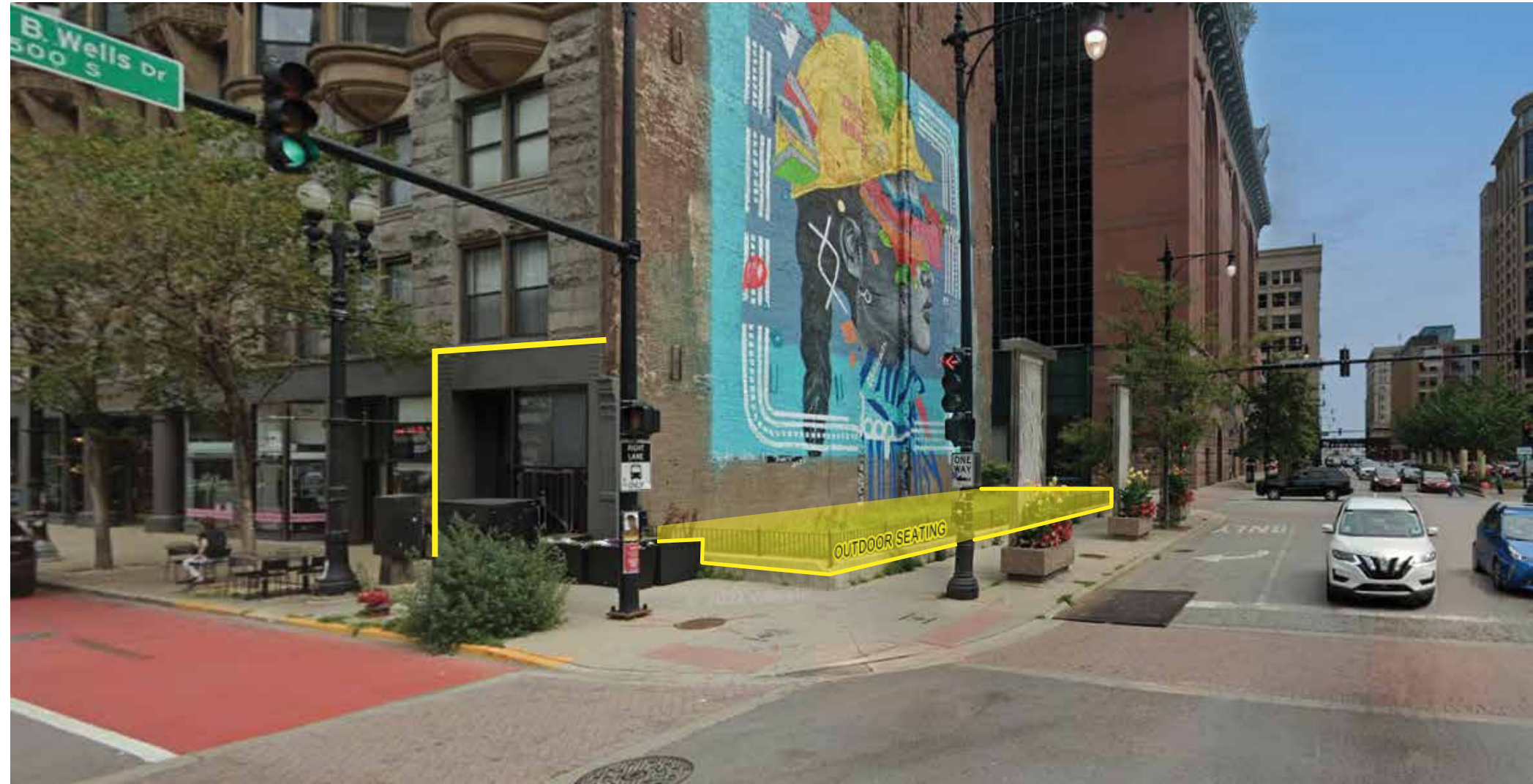
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2ND GENERATION CAFE' SPACE

GLA = 1,156 SF

439 S Dearborn St.





Leasing Contact

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