

FOR LEASE

5339 W DEVON AVE

5339-41 W DEVON

Chicago, IL 60646

PRESENTED BY:

PETER THEODORE

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OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr [NN]
ADDITIONAL RENT	\$6.10 SF/yr
BUILDING SIZE:	10,758 SF
AVAILABLE SF:	1,778 SF
ZONING:	B3-1
MARKET:	Chicago Northwest
WARD	39th [NUGENT]
TRAFFIC COUNT	Devon/Central 24,700
MEDIAN HH INCOME	\$107,735 [1 Mile]

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present for lease this 1,778 SF retail space located in the Edgebrook Business District in Northwest Chicago. It's a former salon and day spa with current plumbing and space for 6 chairs, washing sinks, and 3 nail stations. Located on Devon Ave, the space enjoys co-tenancy with several local legacy businesses. Convenient to Metra and CTA bus lines. Plenty of natural light and terrific exposure on Devon Ave.

PROPERTY HIGHLIGHTS

- Two Off Street Parking Spaces
- Plenty of available street parking
- Traffic Counts: Devon- 24,700
- Median HH Income (1 Mile)- \$107,735

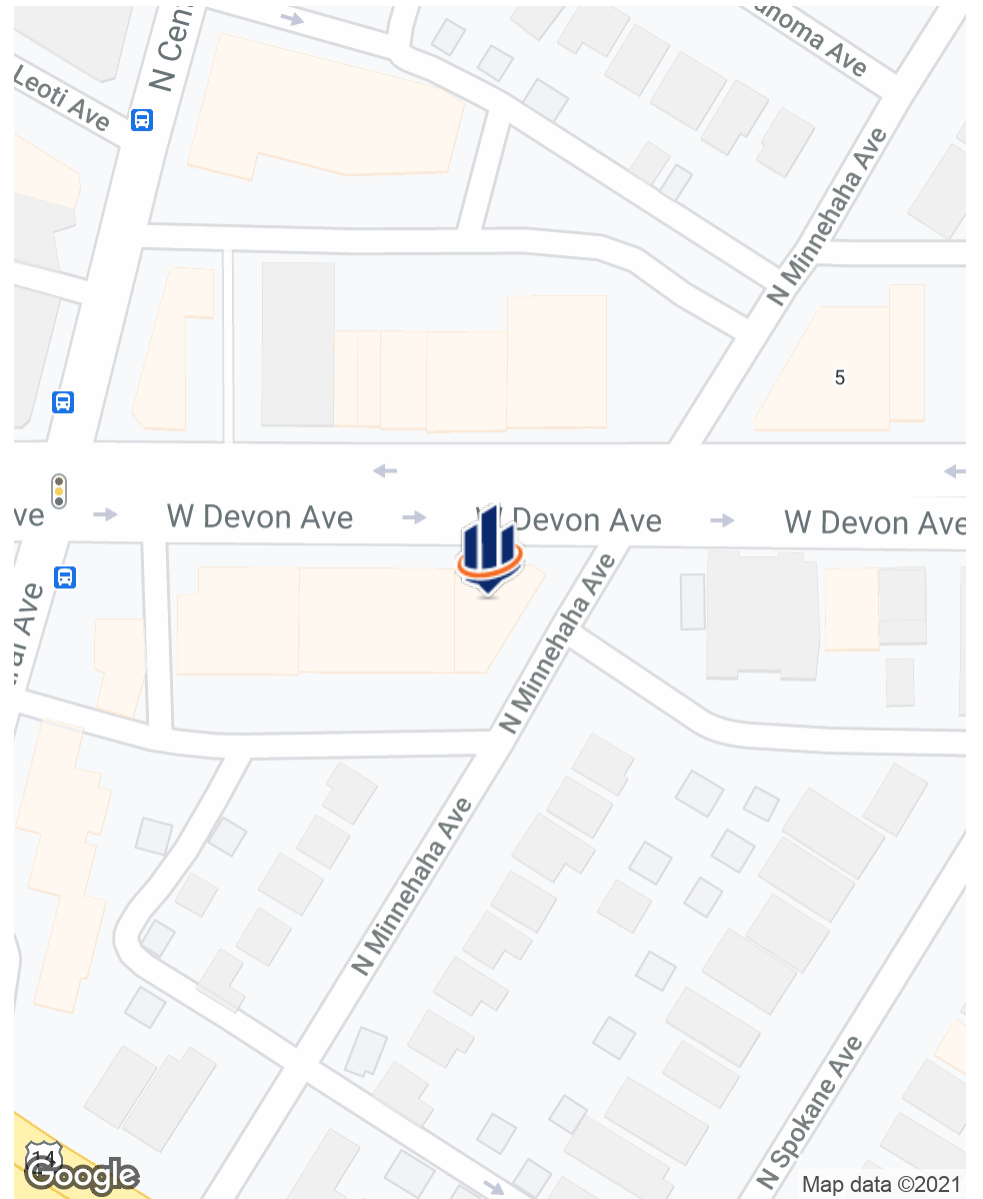
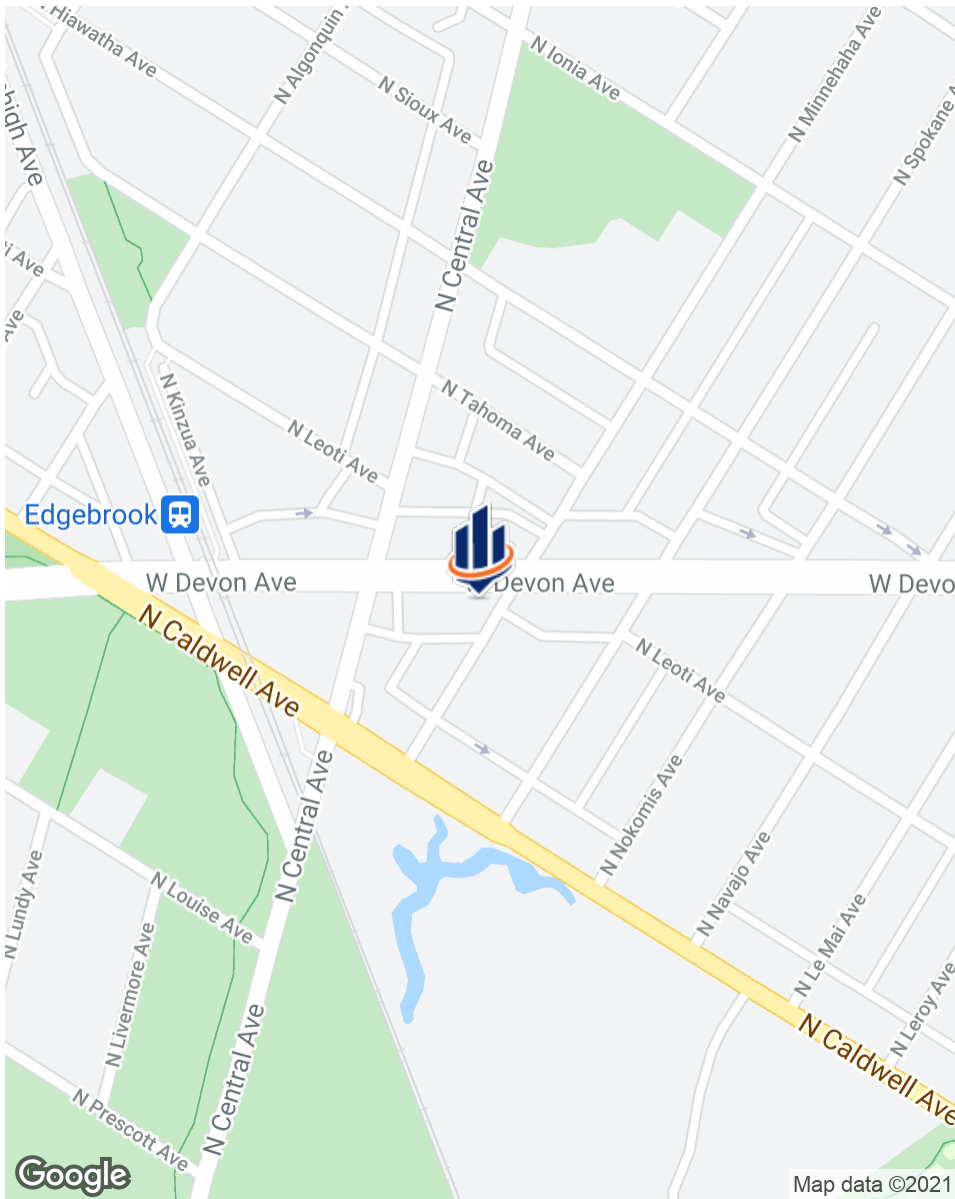
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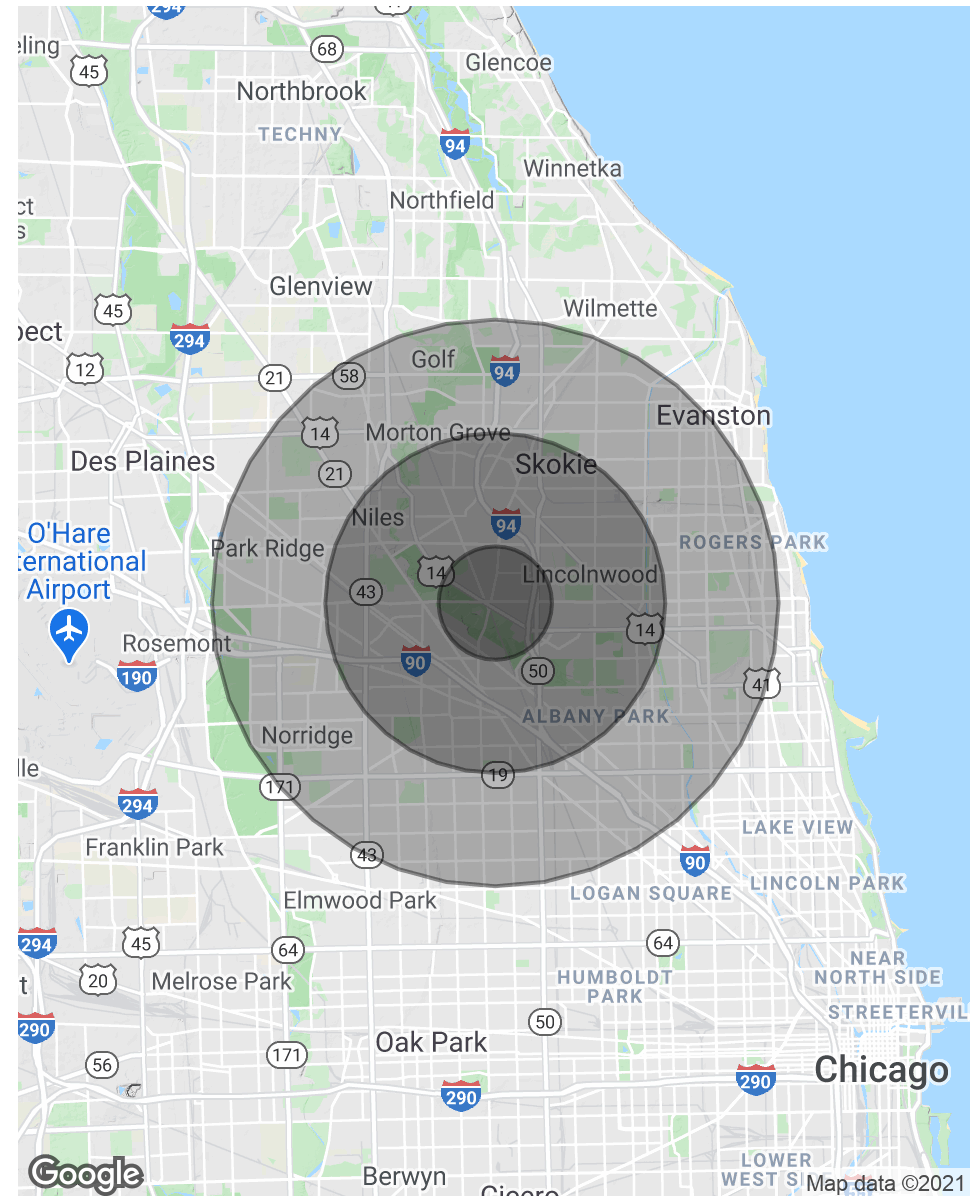
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,957	211,937	761,449
AVERAGE AGE	42.8	41.2	38.4
AVERAGE AGE (MALE)	41.6	39.0	36.7
AVERAGE AGE (FEMALE)	44.2	43.4	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,444	79,565	269,130
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$102,458	\$78,382	\$74,125
AVERAGE HOUSE VALUE	\$483,839	\$380,346	\$373,303

* Demographic data derived from 2010 US Census



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