

OFFICE/RETAIL FOR LEASE

448 N YORK ROAD

448 N. York Road, Elmhurst, IL 60126



OFFERING SUMMARY

AVAILABLE SF:	2,250 SF
LEASE RATE:	\$14.00 SF/yr (MG)
LOT SIZE:	0.04 Acres
BUILDING SIZE:	5,400 SF
ZONING:	C
MARKET:	Chicago
SUBMARKET:	Western Suburbs
TRAFFIC COUNT:	19,700

PROPERTY OVERVIEW

Office/Retail space available for lease. Conveniently located off the southwest corner of York and Lake Streets in the northern part of Elmhurst. Great visibility with 30 feet of store front right on York Street. This space is ideal for office, retail or medical use. Private parking lot behind the building.

PROPERTY HIGHLIGHTS

- Store front with high visibility right on busy York Street
- Right off I-290 expressway
- Minutes from downtown Elmhurst
- 23 shared parking spaces
- New in unit HVAC
- 2 bathrooms (1 with a shower)
- Floor allowance available
- Landlord pays property taxes and snow plowing
- Call Nick for showings at 630-965-6611

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

NICK PANOUSIS
Broker Associate
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IL #475.187062

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Each Office Independently Owned and Operated kwcommercial.com

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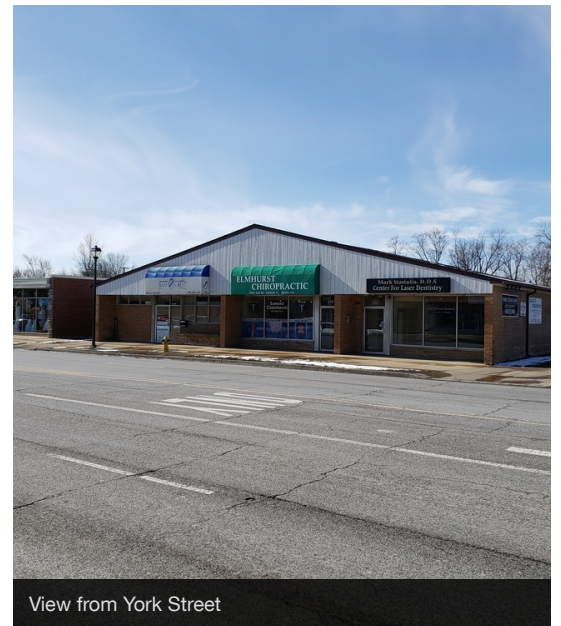
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View from York Street



View from York Street



View from York Street

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Front Area



Front Area



Front Area



Bathroom 1

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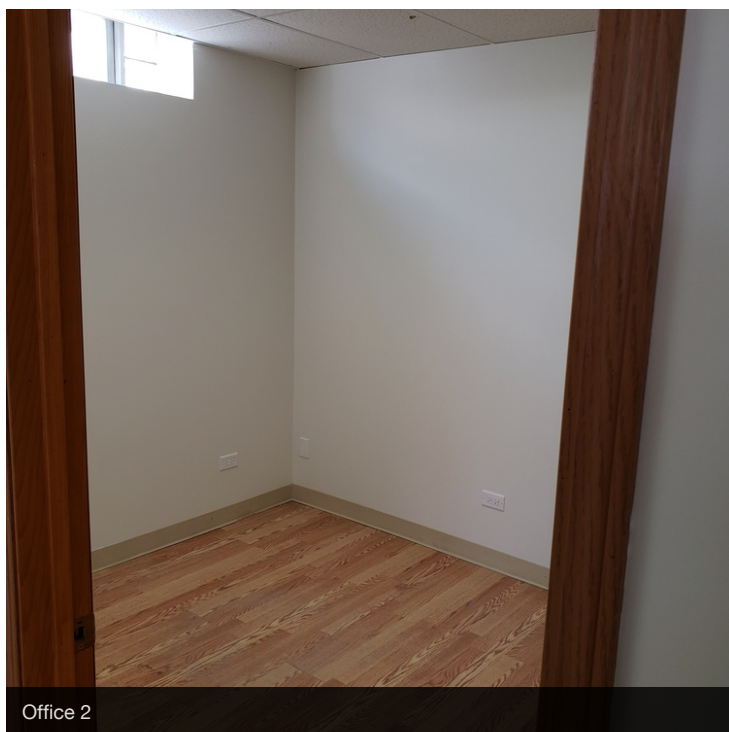
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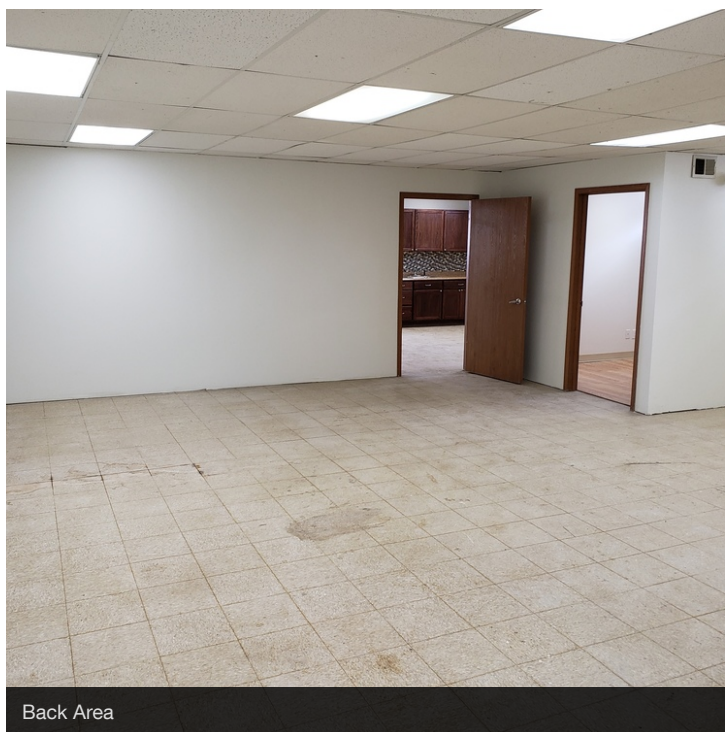
Kitchenette



Office 1



Office 2



Back Area

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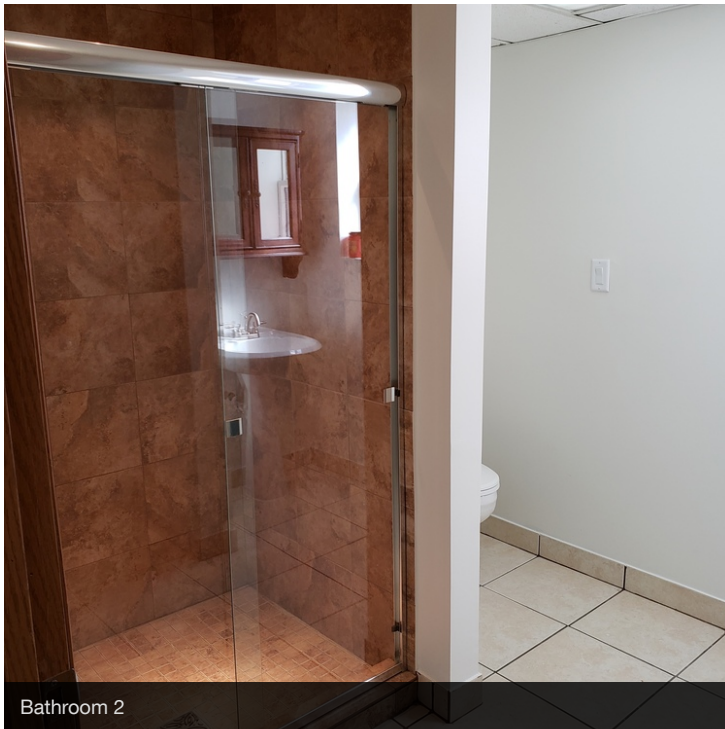
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Back Area



Back Area



Bathroom 2



Bathroom 2

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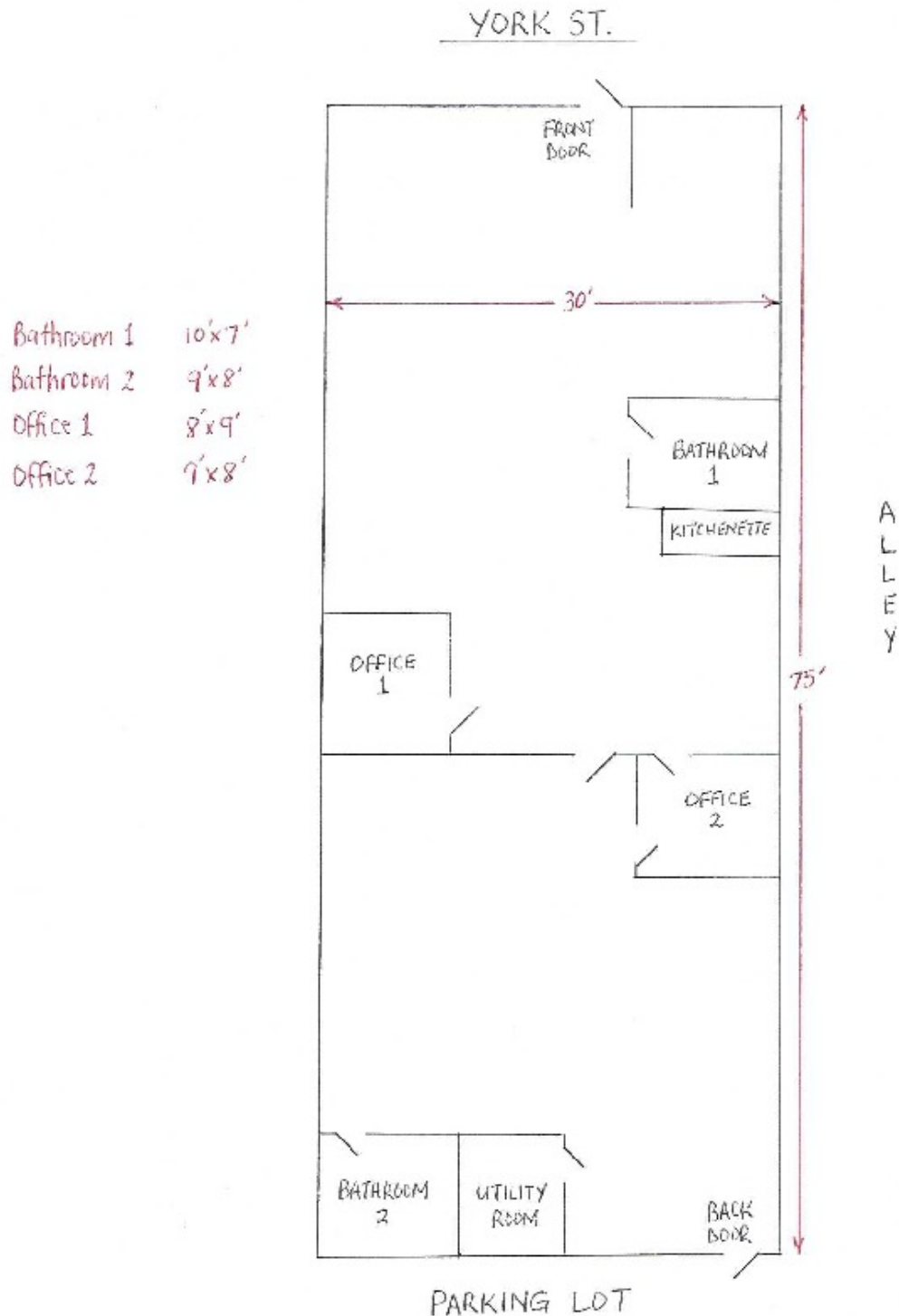
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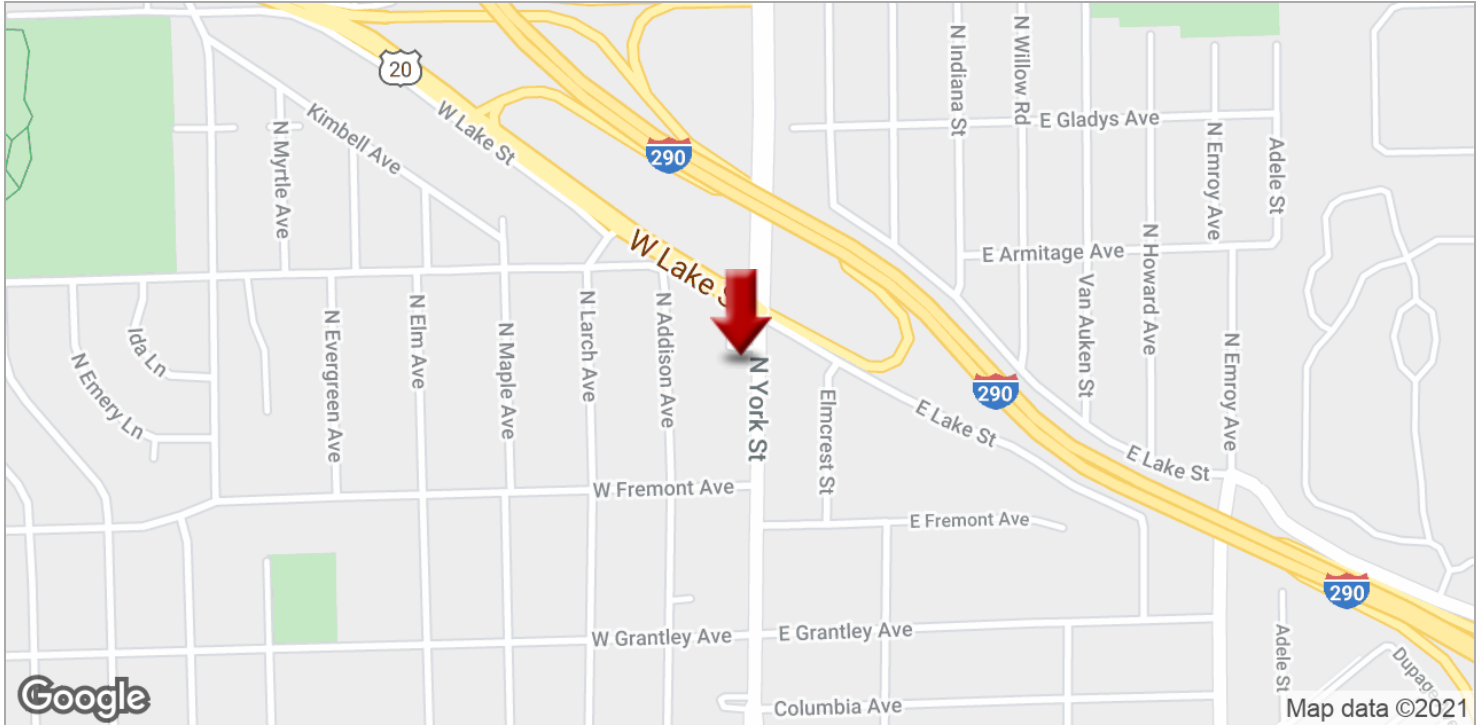
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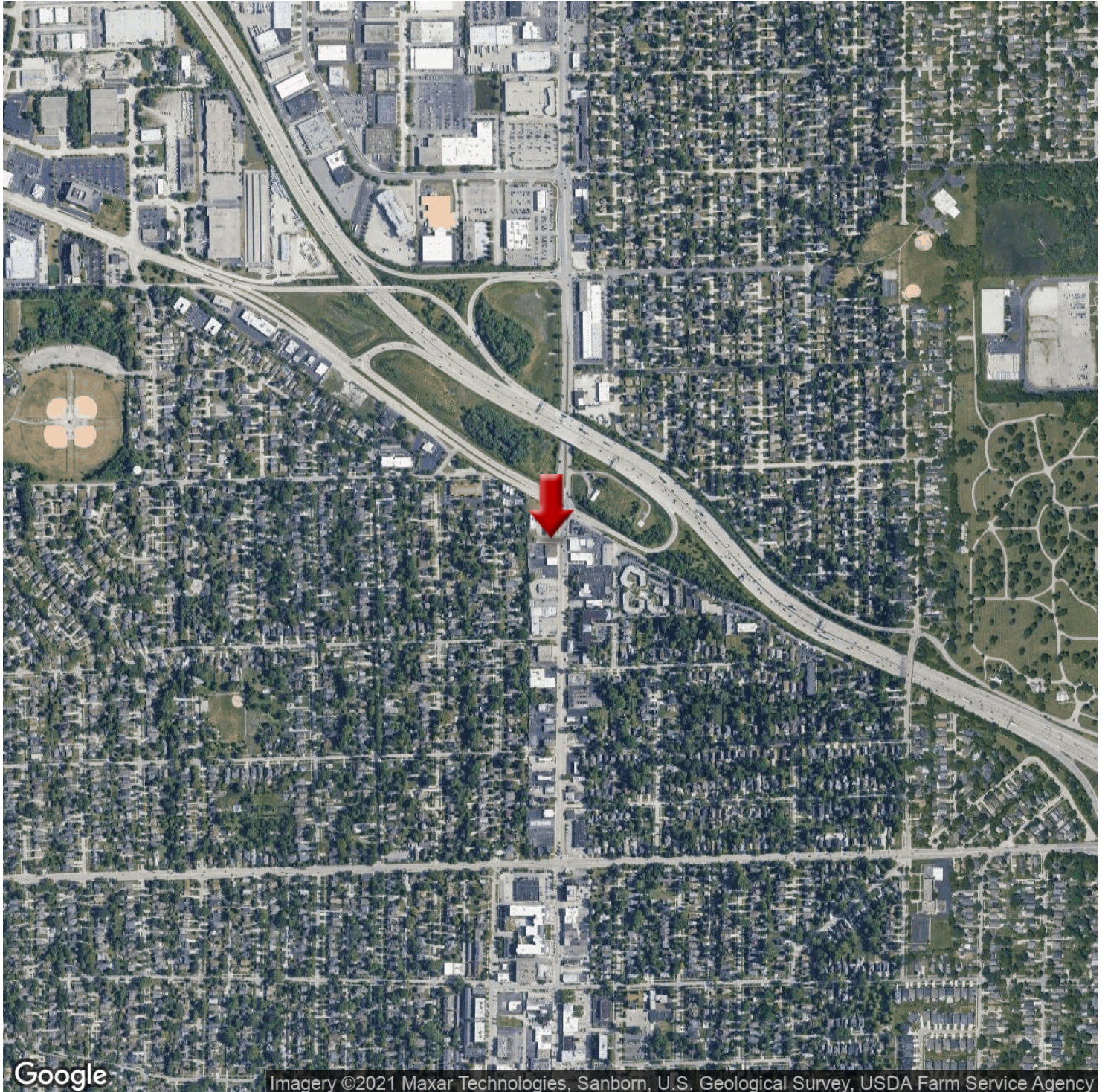
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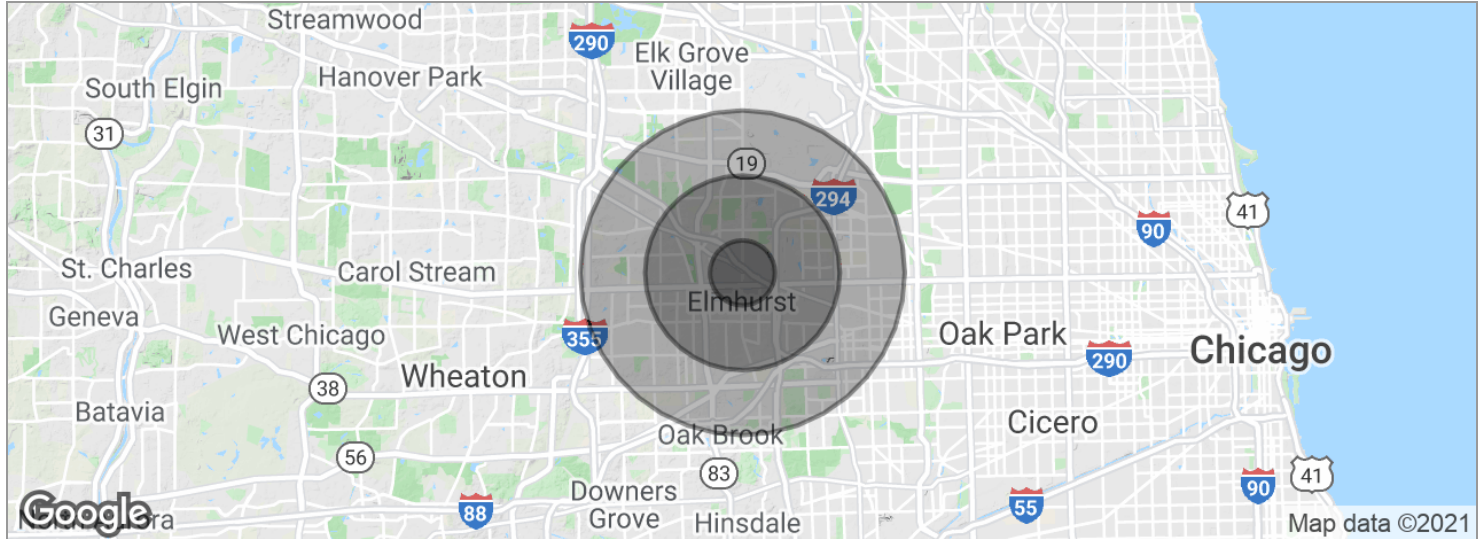
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,878	107,818	267,596
Median age	37.5	37.2	36.5
Median age (male)	33.3	35.0	34.9
Median age (Female)	41.6	39.1	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,231	37,995	92,865
# of persons per HH	2.8	2.8	2.9
Average HH income	\$106,615	\$92,911	\$80,951
Average house value	\$413,426	\$406,606	\$320,987

** Demographic data derived from 2010 US Census*

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