

2,300 SF RETAIL SPACE FOR LEASE

2400-2410 W CERMAK ROAD | CHICAGO, IL



9450 WEST BRYN MAWR AVENUE | SUITE 550 | ROSEMONT, IL 60018
773.355.3000 (main) | www.lee-associates.com

MICHAEL PETRIK | Senior Associate
mpetrik@lee-associates.com | 773.355.3048

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PROPERTY HIGHLIGHTS



6,500 SF retail building
2,300 SF space available
Lease rate: \$37.00 PSF + CAM



0.2 mile from CTA Pink Line station
0.4 mile from METRA BNSF station at Western Avenue



Front is newly remodeled



1.5 miles to I-55
1.6 miles to I-290



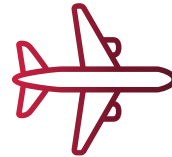
2 back rooms are great for stock and office



1.7 miles to downtown Chicago



Located on signalized hard corner



5.7 miles to Midway Airport



Street parking available



Cermak Road: 13,300 VPD
Western Avenue: 25,000 VPD
I-55: 165,400 VPD



Within 2 mile radius to medical facilities/hospitals: Jesse Brown Department of Veterans Affairs Medical Center, John H. Stroger Jr. Hospital of Cook County, Saint Anthony Hospital, Schwab Rehabilitation, and UI Health

	0.25 MILE	0.5 MILE	1 MILE
ESTIMATED POPULATION	2,706	15,590	41,377
# OF HOUSEHOLDS	1,024	5,847	13,805
HOUSEHOLD INCOME	\$76,782	\$86,161	\$78,118
DAYTIME POPULATION	1,849	7,829	34,958

[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

CUSTOMER PROFILE DEMOGRAPHICS



10.9K

Annual Visits

1.27

Annual Visits PSF

40

Average Dwell Time (Minutes)

+107.4%

Visits YoY

+15.3%

Visits Yo2Y

+27.1%

Bachelor's Degree+

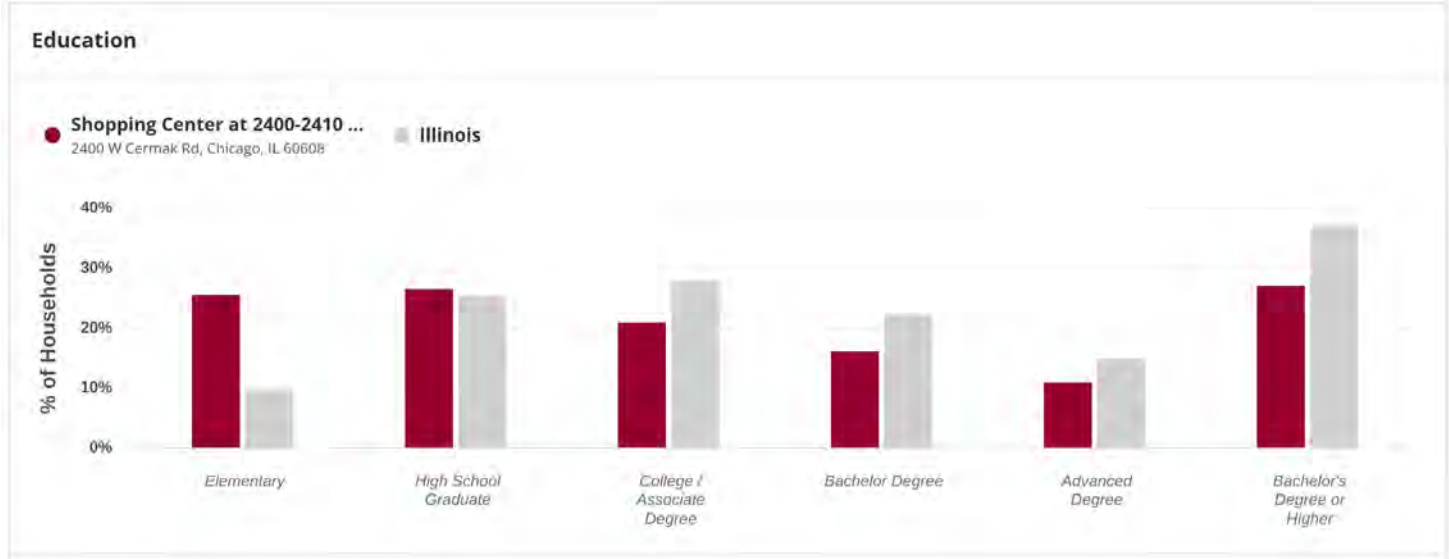
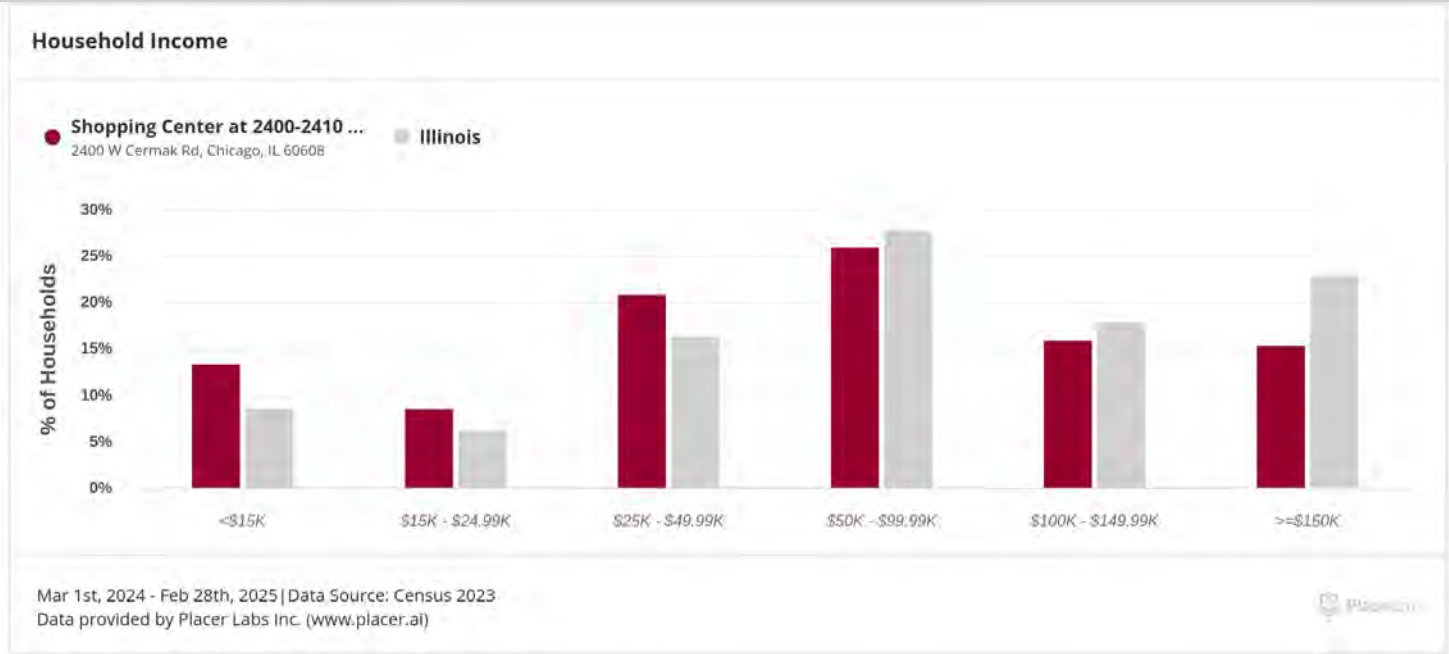
33.9

Median Age (Years)

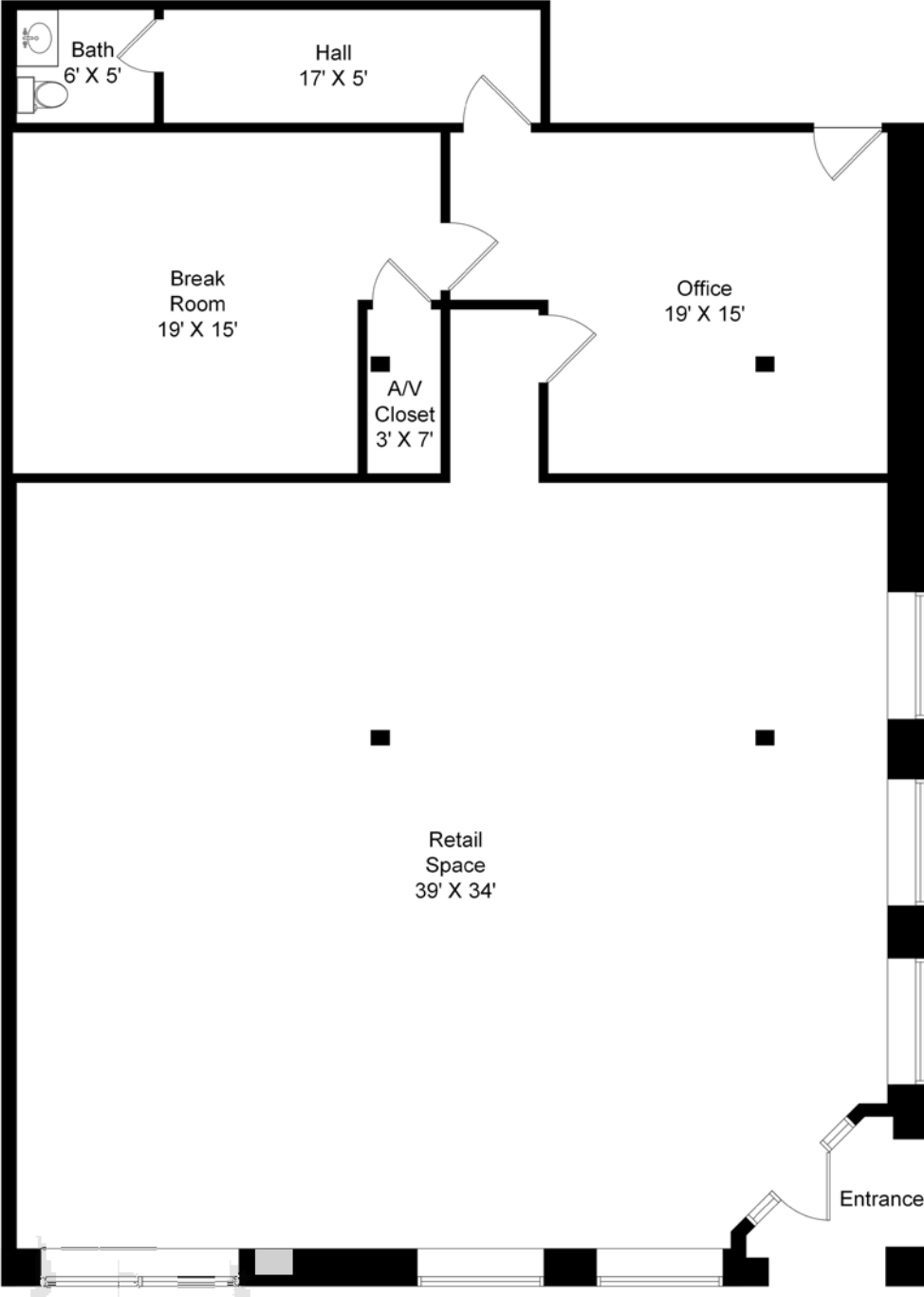
\$61.1K

Median HH Income

CUSTOMER PROFILE DEMOGRAPHICS



FLOOR PLAN



PHOTOS



PHOTOS



DEMOGRAPHICS



0.25 MILE

0.5 MILE

1 MILE

2,706

Estimated
Population

15,590

Estimated
Population

41,377

Estimated
Population

1,024

Number of
Households

5,847

Number of
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13,805

Number of
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\$76,782

Household
Income

\$86,161

Household
Income

\$78,118

Household
Income

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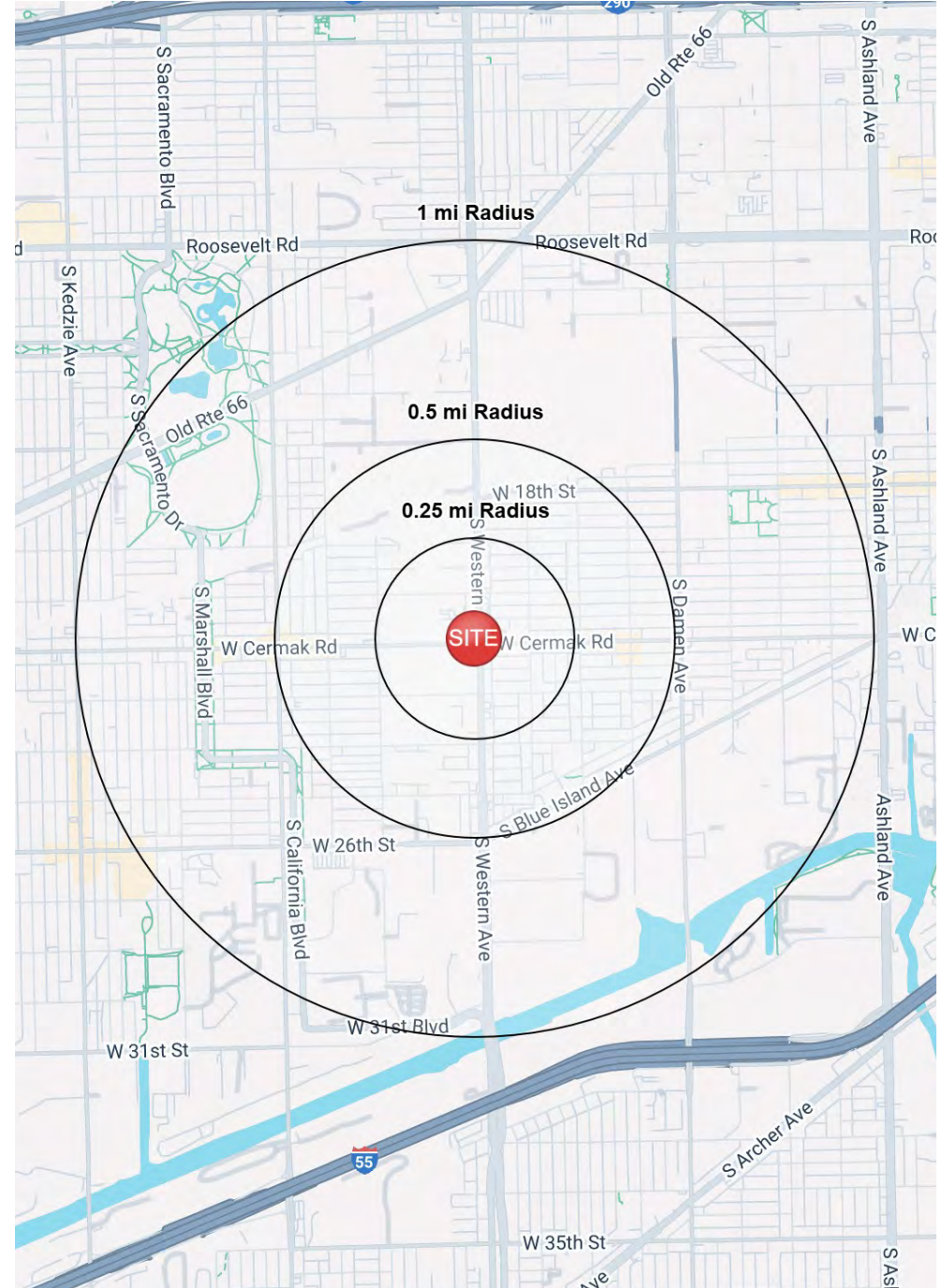
Daytime
Population

7,829

Daytime
Population

34,958

Daytime
Population



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