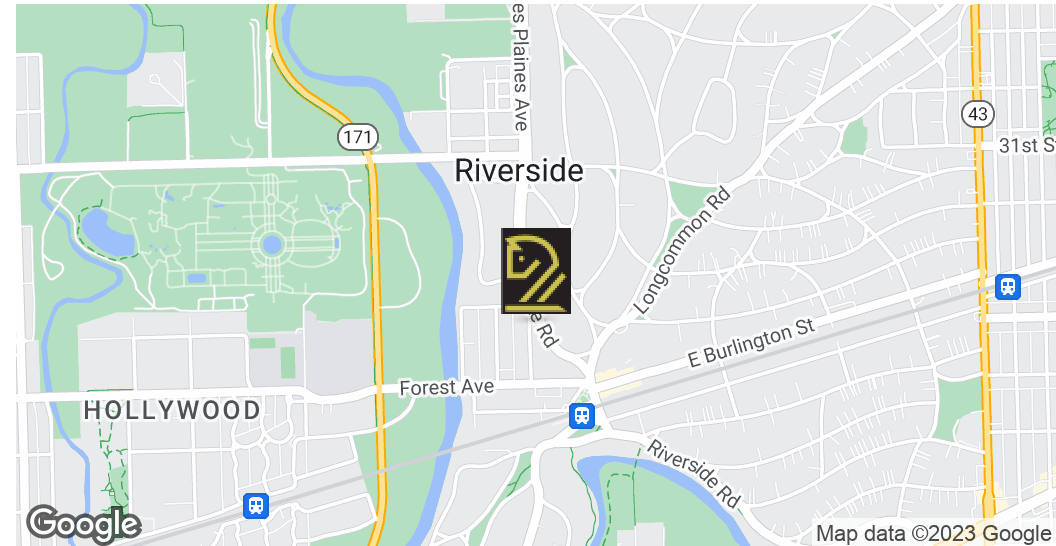


82 WOODSIDE ROAD

RIVERSIDE, IL 60546



OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (Full Service)
Building Size:	15,000 SF
Available SF:	3,000 SF
Number of Units:	1

PROPERTY OVERVIEW

Large 3rd Floor church space. Former private School space. With 2 large (one large room with a divider), 4 mid size rooms and 3 smaller rooms. 2 Bathrooms and a utility room. Perfect for a school, training facility, community outreach, etc... Ample Street Parking.

JIM CULLEN | 773.792.3000 x239 | jcullen@troyrealtyltd.com

BILL GOLD | 773.792.3000 x251 | bgold@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

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FOR LEASE

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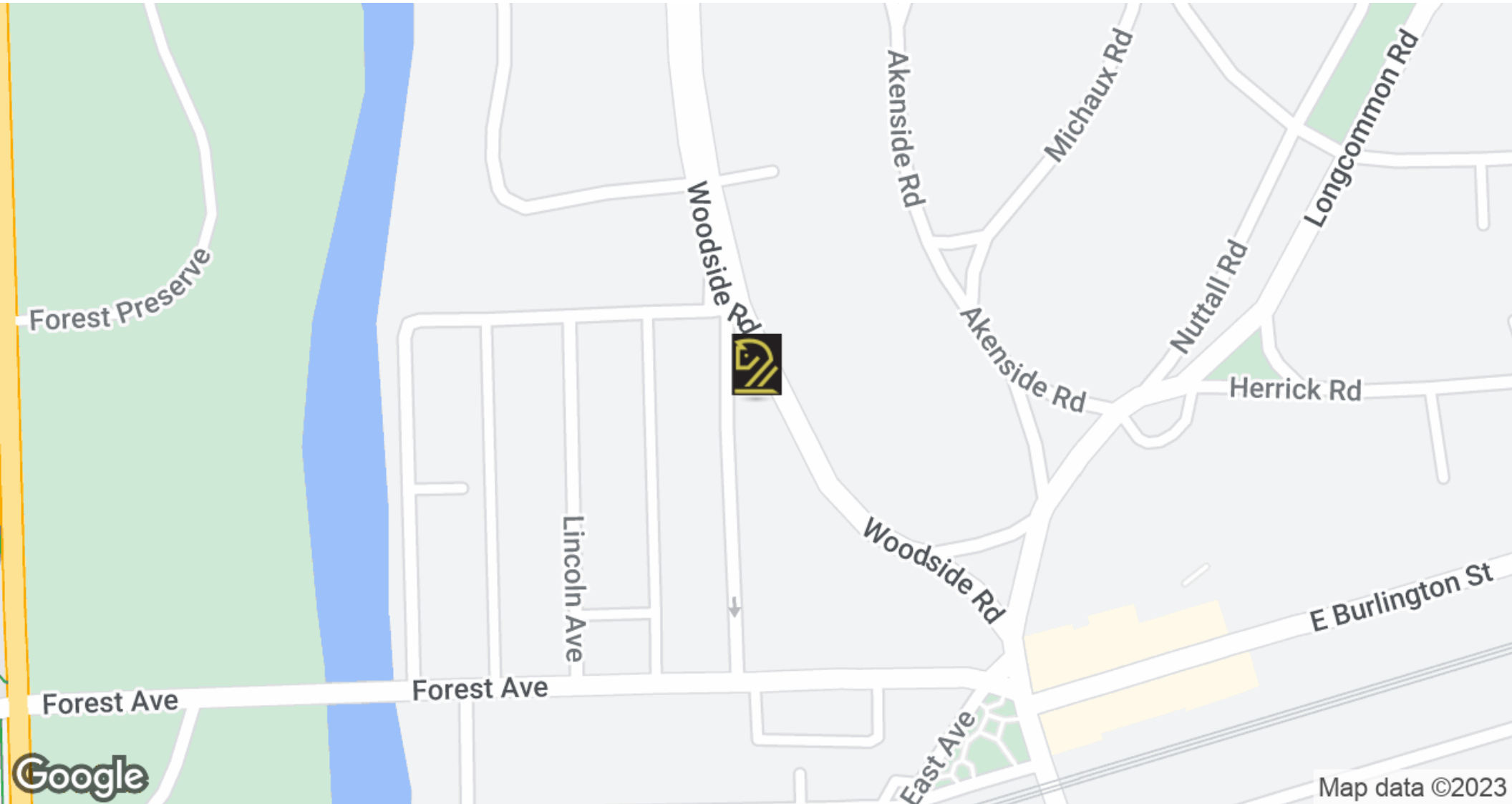
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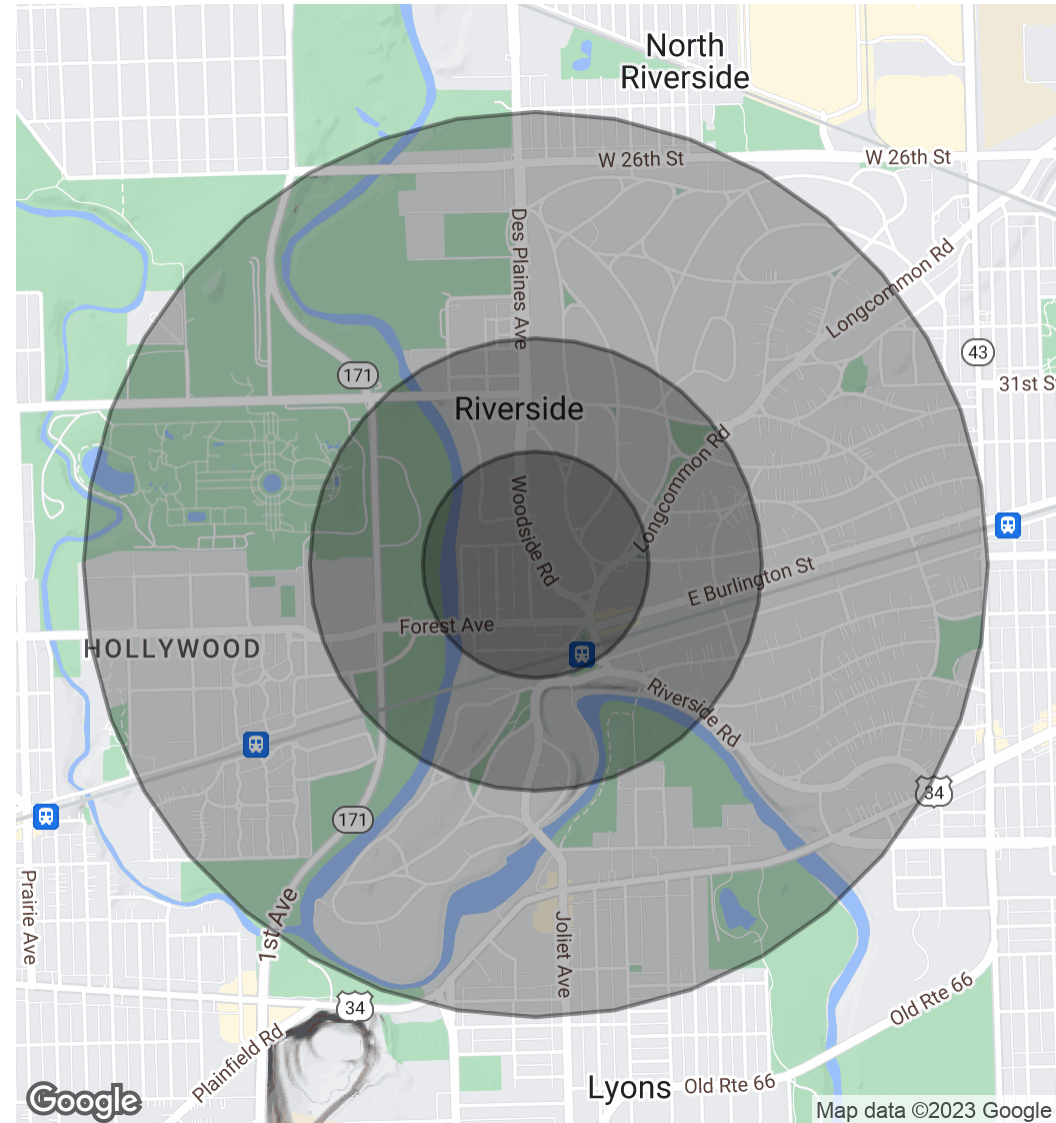


TROY COMMERCIAL
REAL ESTATE LTD.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	755	3,132	12,153
Average Age	37.6	41.1	44.1
Average Age (Male)	39.4	41.2	43.1
Average Age (Female)	37.8	42.3	45.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,217	5,138
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$160,486	\$150,053	\$114,905
Average House Value	\$490,597	\$465,779	\$356,336

* Demographic data derived from 2020 ACS - US Census



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