

**FOR LEASE**

# Free-Standing RET/FLEX

**3566 S. HALSTED ST.**

Chicago, IL 60609

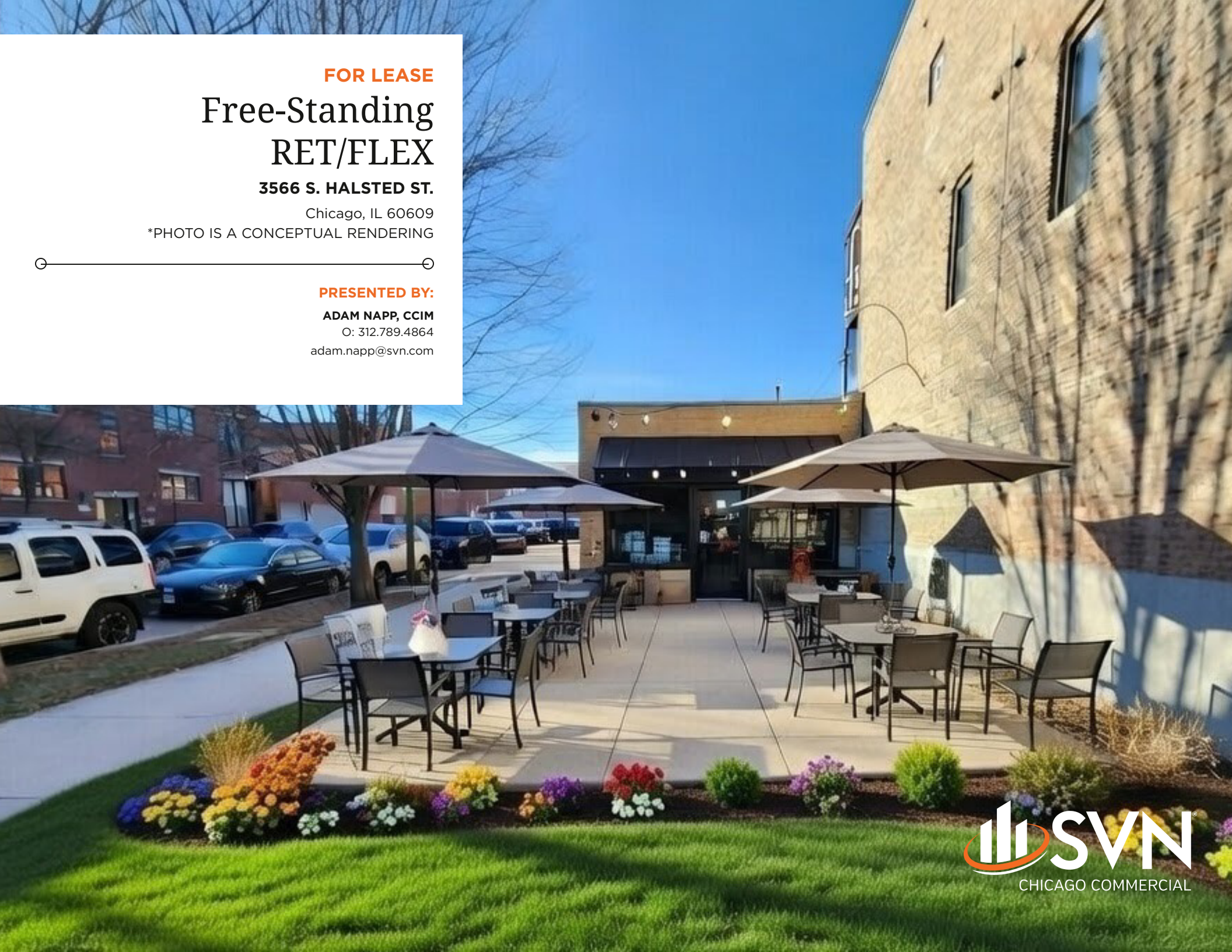
\*PHOTO IS A CONCEPTUAL RENDERING

**PRESENTED BY:**

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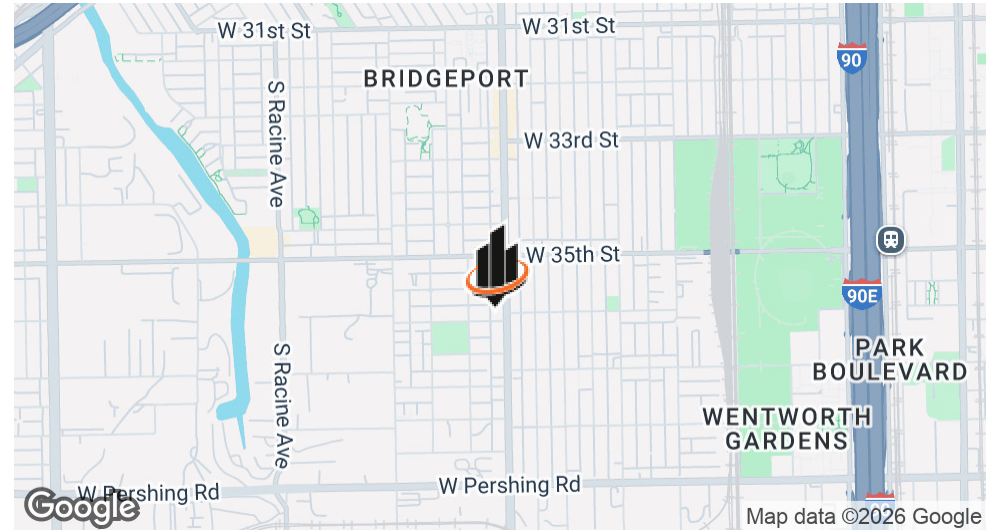
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4,000/month (MG)
<b>AVAILABLE SF:</b>	2,262 SF
<b>LOT SIZE:</b>	3,900 SF
<b>ZONING:</b>	B1-1
<b>NEIGHBORHOOD:</b>	Bridgeport

### PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to introduce a prime leasing opportunity at 3566 S. Halsted! This single-story, column-free Retail / Flex building is approximately 2,262 SF. The property occupies a coveted corner location, with the potential for outdoor patio space or expansion to 3,900 SF. Boasting high ceilings (12.5'), the building has a new roof and tuckpointing, and soon-to-be-new HVAC and bathrooms. This flexible space also features three garage doors on 36th Street, 200-Amp, 3-Phase power, and a triple catch basin. Positioned in the vibrant Bridgeport neighborhood, this property is near the soon-to-be expanded Donovan Park and the recently remodeled Ramova Theatre (1,800 capacity). Zoned B1-1. Contact the Listing Broker for additional information.

### LOCATION DESCRIPTION

Bridgeport, Chicago, IL

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# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

<b>BUILDING NAME</b>	3566 S. Halsted   Free-Standing RET/FLEX Building
<b>STREET ADDRESS</b>	3566 S. Halsted St.
<b>CITY, STATE, ZIP</b>	Chicago, IL 60609
<b>COUNTY</b>	Cook
<b>SUB-MARKET</b>	Bridgeport
<b>CROSS-STREETS</b>	Halsted / 36th Street

## PROPERTY HIGHLIGHTS

- ±2,262 SF Free-Standing RETAIL / FLEX Building
- Single-Story, Column-Free, Corner Property
- Additional Land for Patio or Expansion to 3,900 SF
- Three (3) Garage Doors on 36th Street
- High Ceilings (12.5')
- Building has New Roof and Tuckpointing, Will Have New HVAC, Bathrooms, Slab
- 200-Amp, 3-Phase, Triple Catch Basin
- Bridgeport Neighborhood
- Steps From the Soon to be Expanded Donovan Park and the Remodeled Ramova Theatre (1,800 seats)



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**ADDITIONAL PHOTOS**



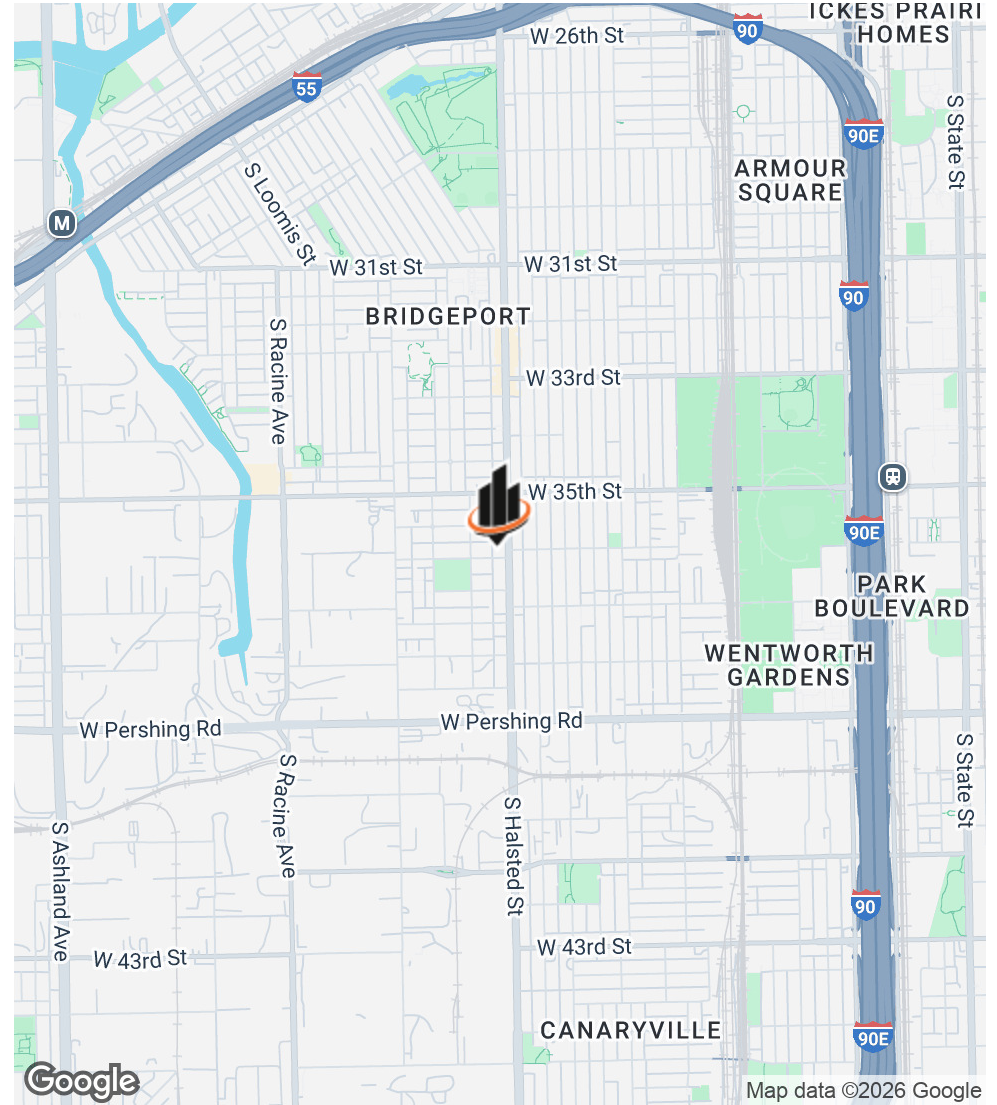
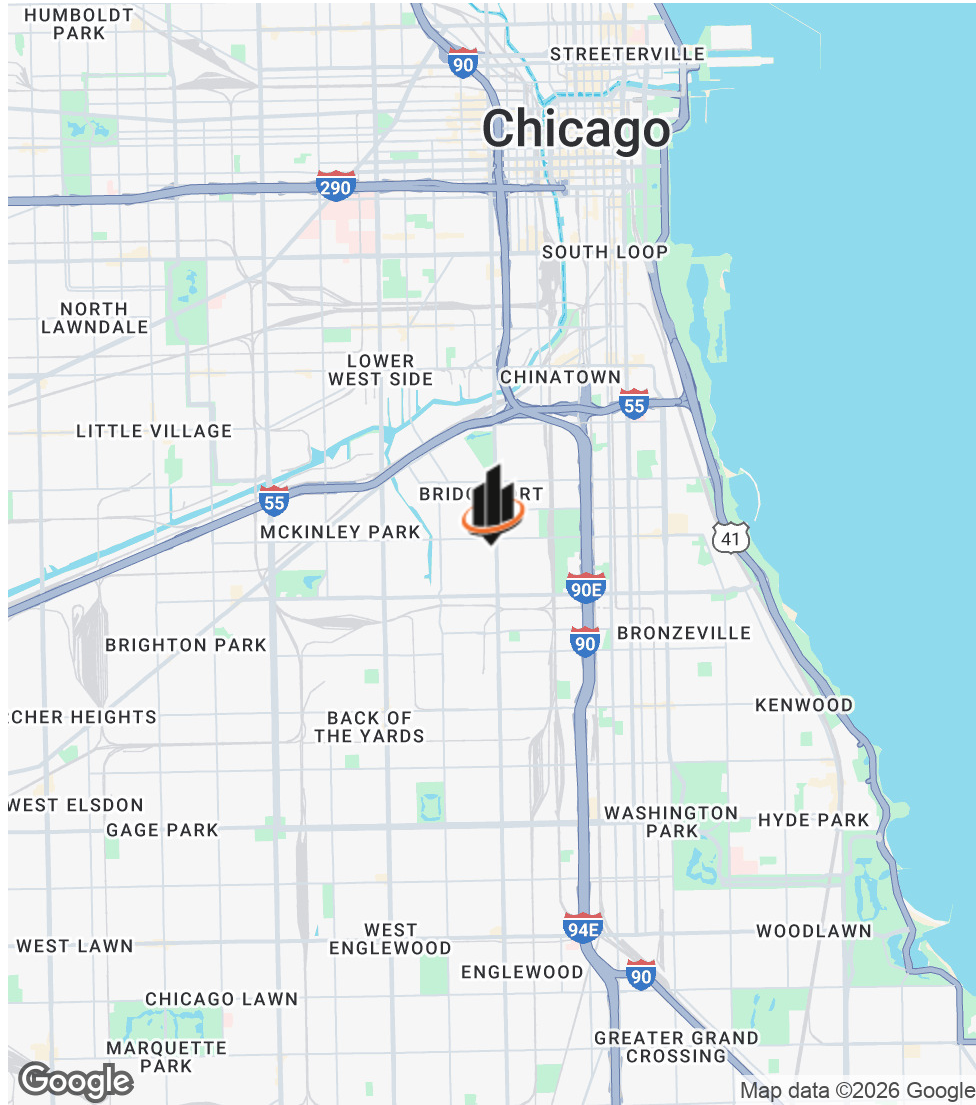
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# RETAIL AERIAL MAP



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# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.5 MILES 1 MILE 1.5 MILES

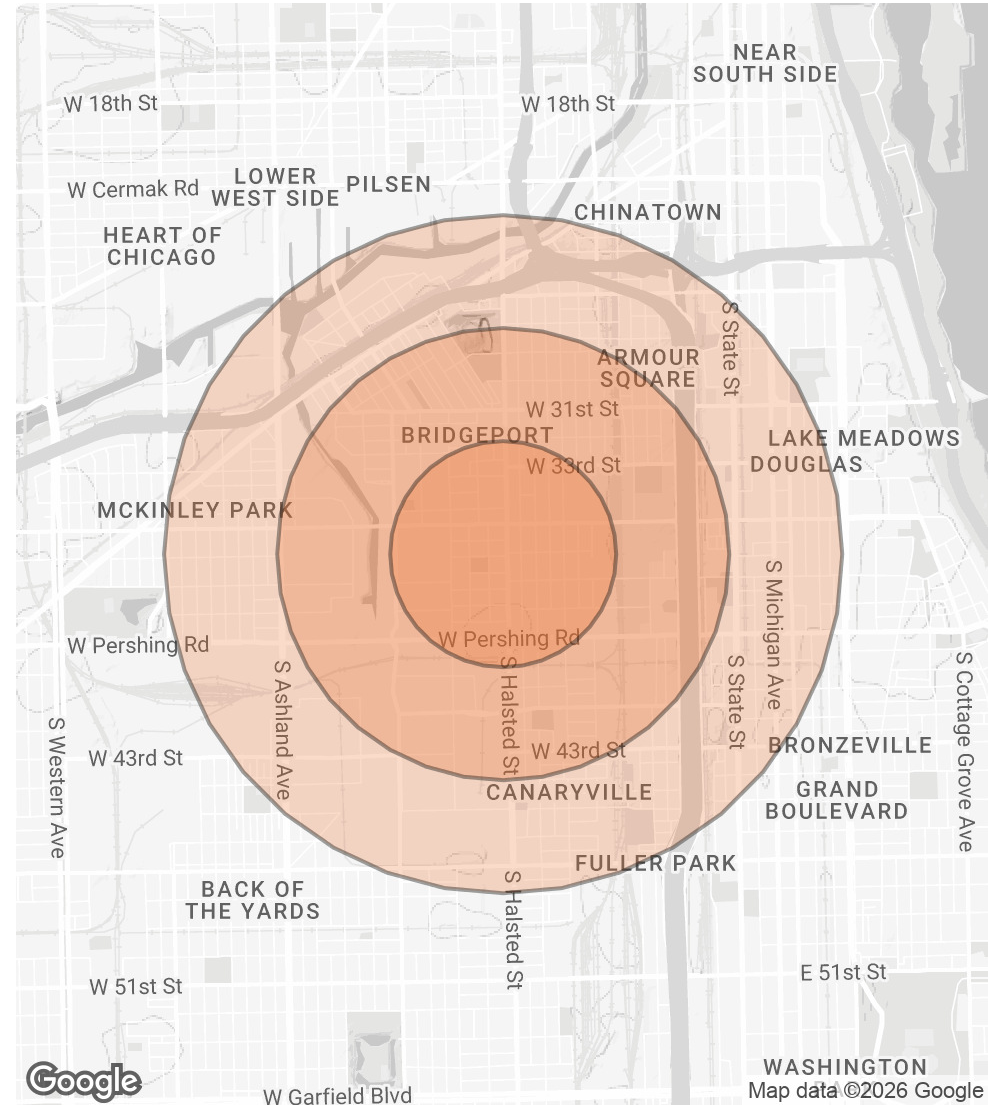
	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL POPULATION</b>	11,280	33,108	70,500
<b>AVERAGE AGE</b>	40	40	40
<b>AVERAGE AGE (MALE)</b>	39	39	39
<b>AVERAGE AGE (FEMALE)</b>	40	41	41

## HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,773	13,583	28,139
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$120,702	\$99,422	\$89,395
<b>AVERAGE HOUSE VALUE</b>	\$466,023	\$494,393	\$453,564

Demographics data derived from AlphaMap



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