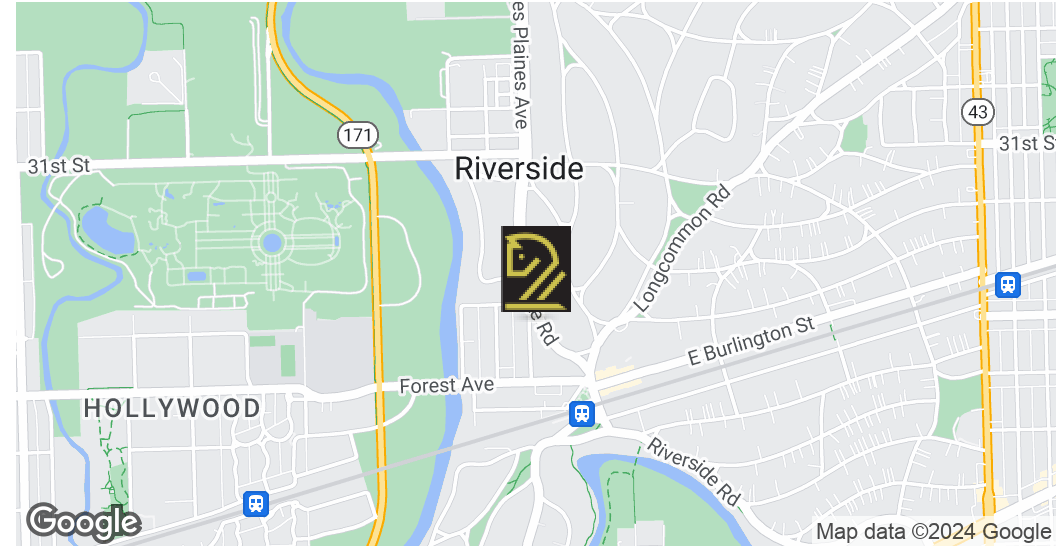


82 WOODSIDE RD

82 WOODSIDE ROAD, RIVERSIDE, IL 60546



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Full Service)
Building Size:	15,000 SF
Available SF:	3,000 SF
Lot Size:	0.99 Acres
Submarket:	Riverside

PROPERTY OVERVIEW

Discover an exclusive lease offering in a charming church building on the 3rd floor. This 3,000 sqft space, accessible only by stairs (no elevator), is ideal for a day school or office setup. Featuring individual rooms suitable for classrooms or offices, along with a spacious secondary room separate from the main area. Seize the chance to transform this distinctive space into your educational hub or efficient office setting!

PROPERTY HIGHLIGHTS

- Centrally-Located
- Stair-Access
- Versatile
- Private-Rooms
- Spacious

ALEX RAMIREZ | 773.792.3000 x238 | 312.439.8272 | alex@troyrealtyltd.com

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

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

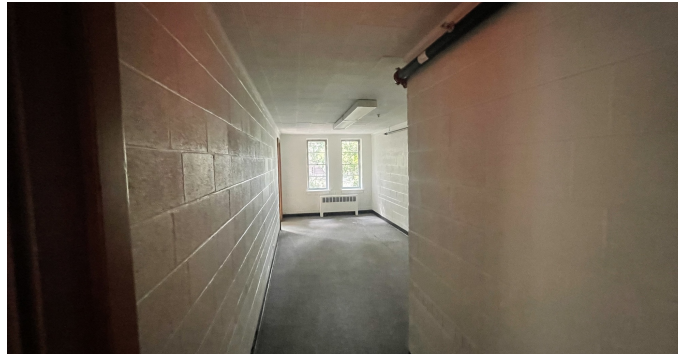
FOR LEASE

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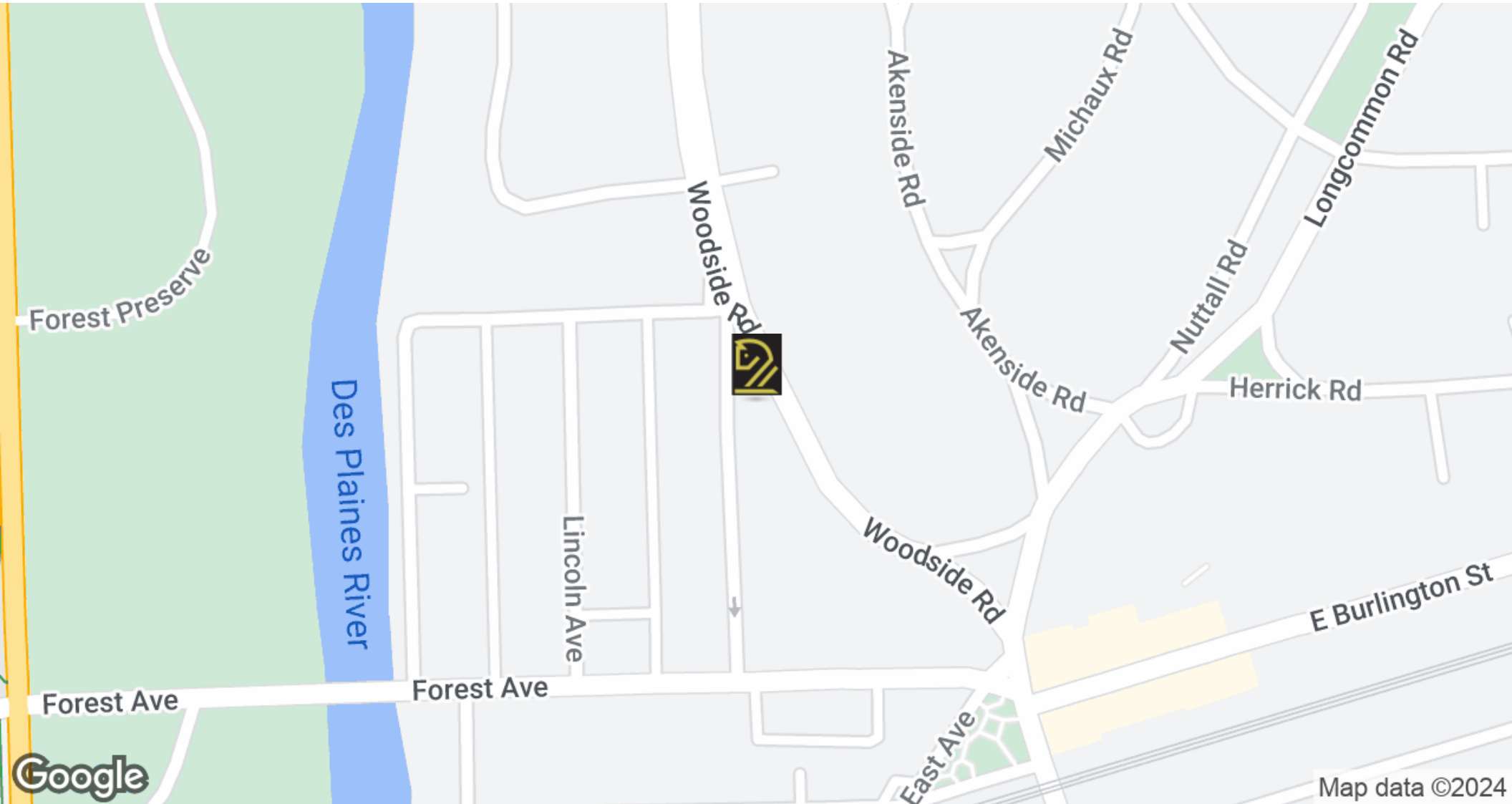
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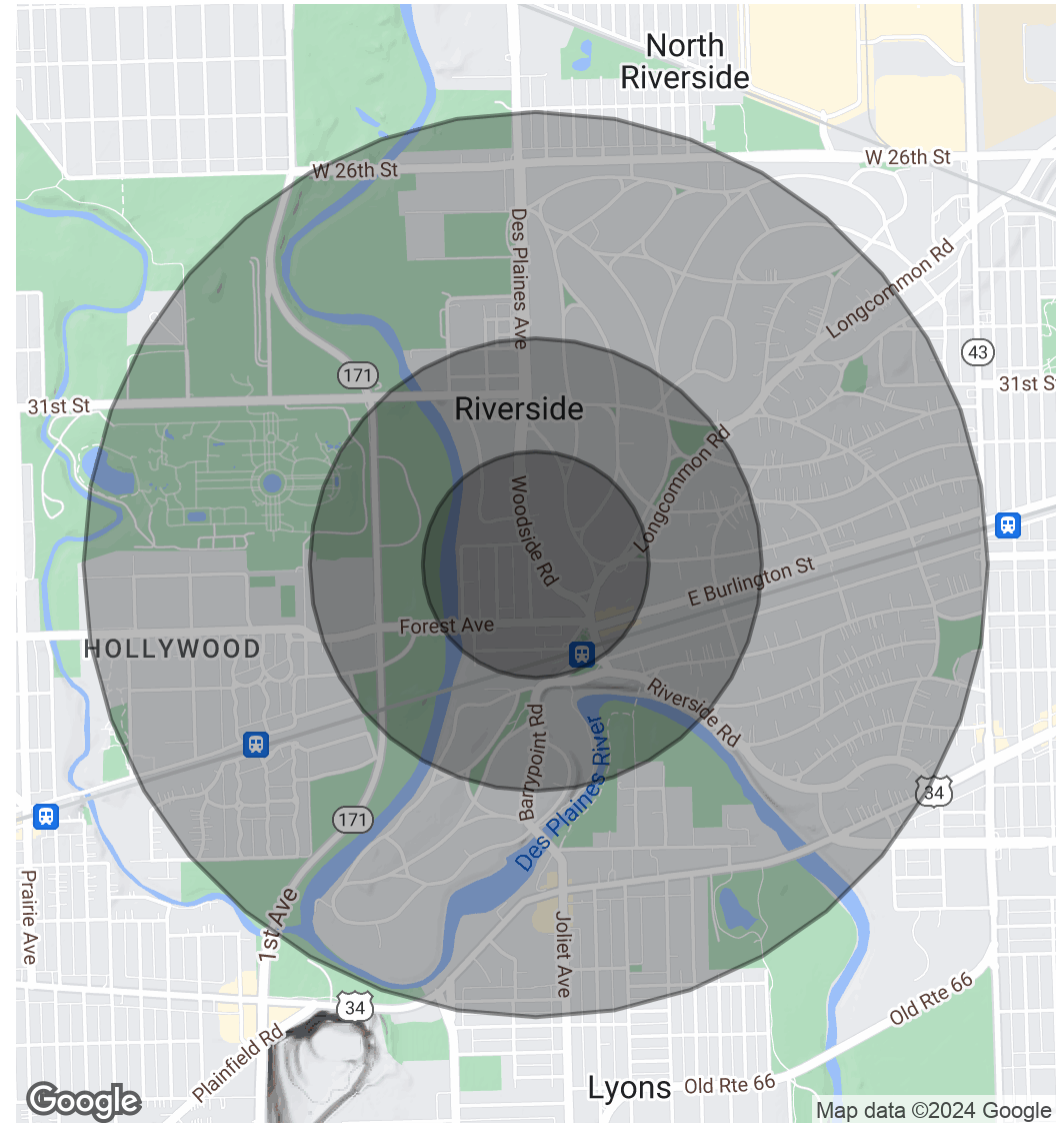


TROY COMMERCIAL
REAL ESTATE LTD.

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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