

2117 W GRAND - +/-1,350 SF COMMERCIAL STOREFRONT FOR LEASE - C2-1 ZONING

2117 WEST GRAND AVENUE, CHICAGO, IL



OFFERING SUMMARY

| | |
|------------------|---------------------------|
| Lease Rate: | \$3,250.00 per month (MG) |
| Available SF: | 1,350 SF |
| Number of Units: | 1 |
| Renovated: | 2010 |
| Zoning: | C2-1 |
| Market: | Chicago |
| Submarket: | West Town |

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 2117 W Grand, a +/-1,350 SF street-level commercial storefront located in the West Town neighborhood of Chicago.

Renovated in 2010, the property is zoned C2-1 and is currently built-out with three private offices and a glass conference room. The ceiling height ranges from 11'11" to 10'7".

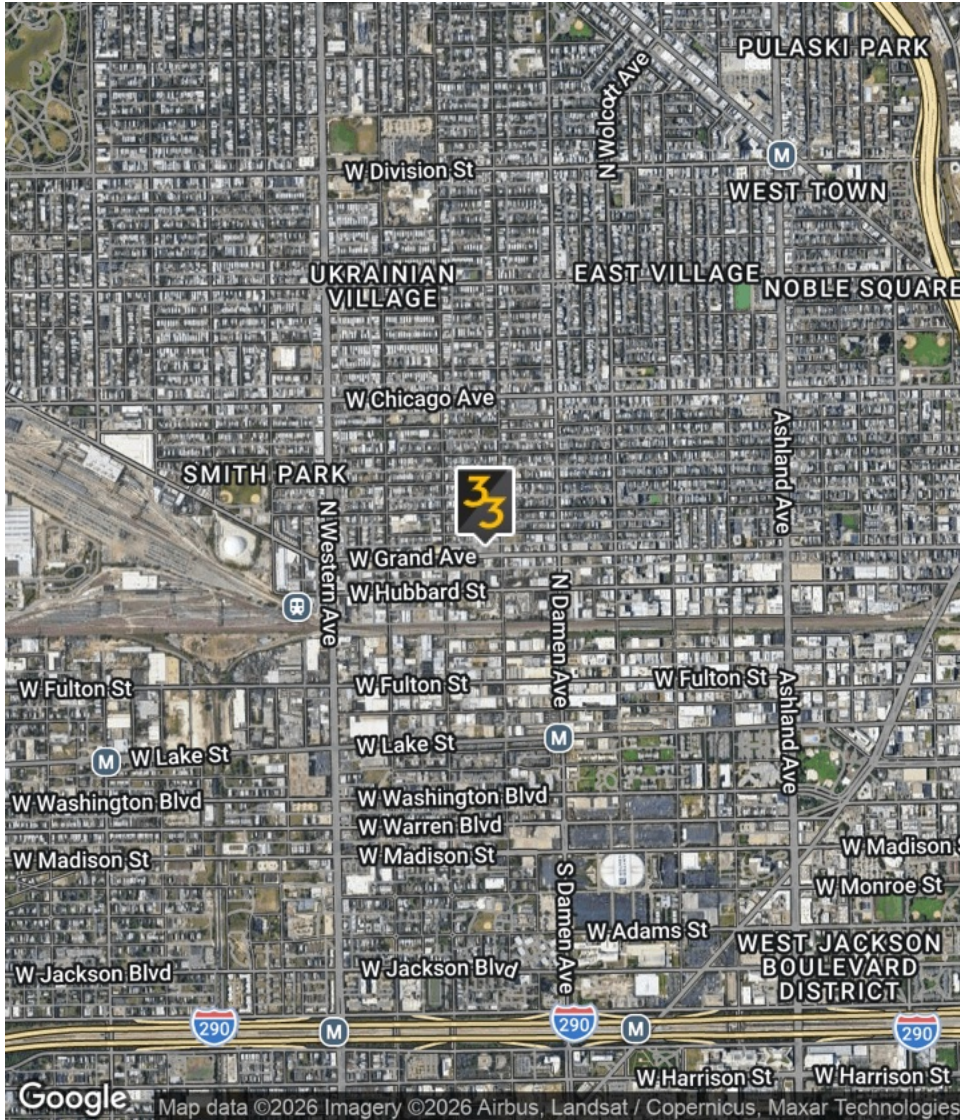
The lessee is responsible for \$3250 monthly rent, electric, gas, trash, and TBD water/sewer.

PRESENTED BY: **GENE HART**
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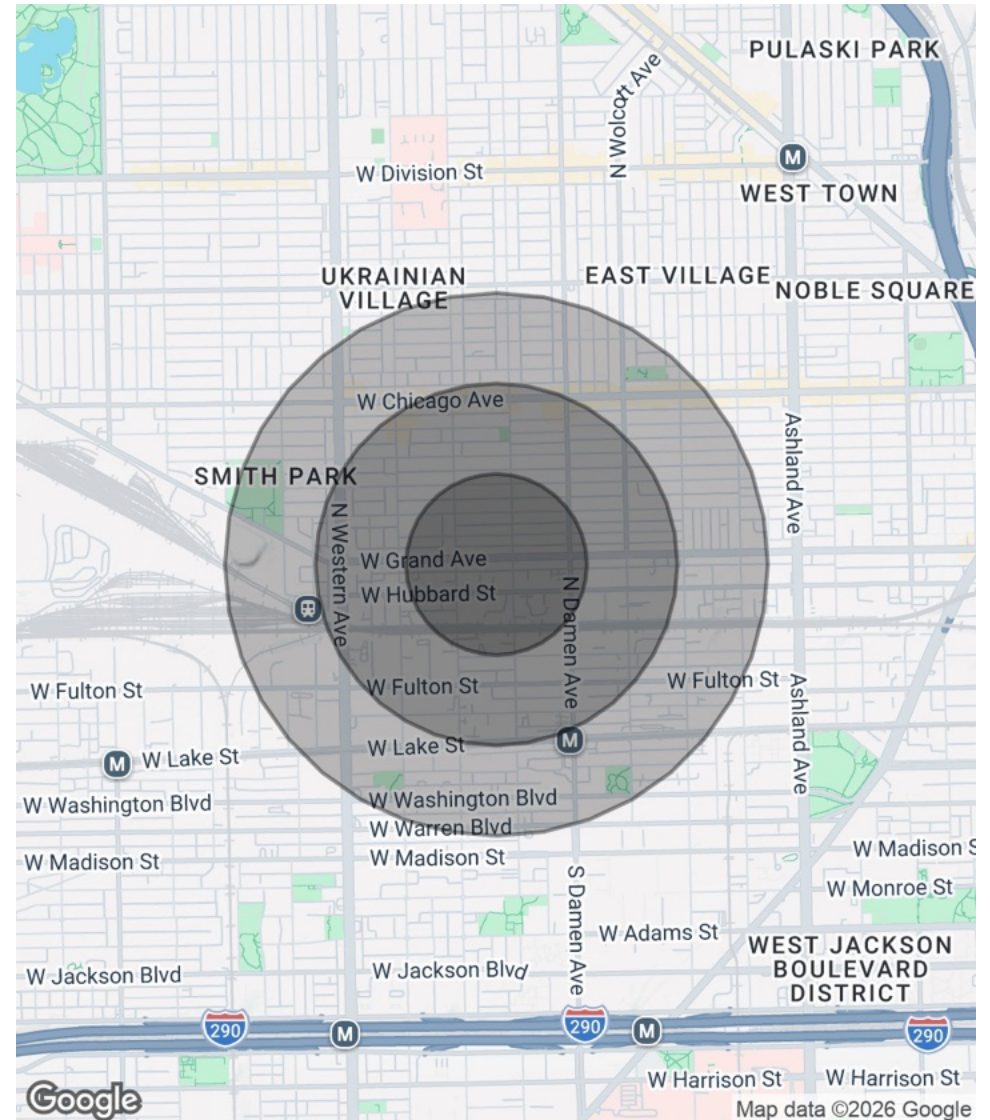
POPULATION

| | 0.2 MILES | 0.4 MILES | 0.6 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,693 | 6,743 | 16,080 |
| Average Age | 34.6 | 35.9 | 35.7 |
| Average Age (Male) | 34.3 | 35.3 | 35.6 |
| Average Age (Female) | 35.3 | 36.8 | 36.1 |

HOUSEHOLDS & INCOME

| | 0.2 MILES | 0.4 MILES | 0.6 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 842 | 3,201 | 7,655 |
| # of Persons per HH | 2.0 | 2.1 | 2.1 |
| Average HH Income | \$148,218 | \$154,890 | \$150,983 |
| Average House Value | \$477,583 | \$559,710 | \$612,684 |

2023 American Community Survey (ACS)

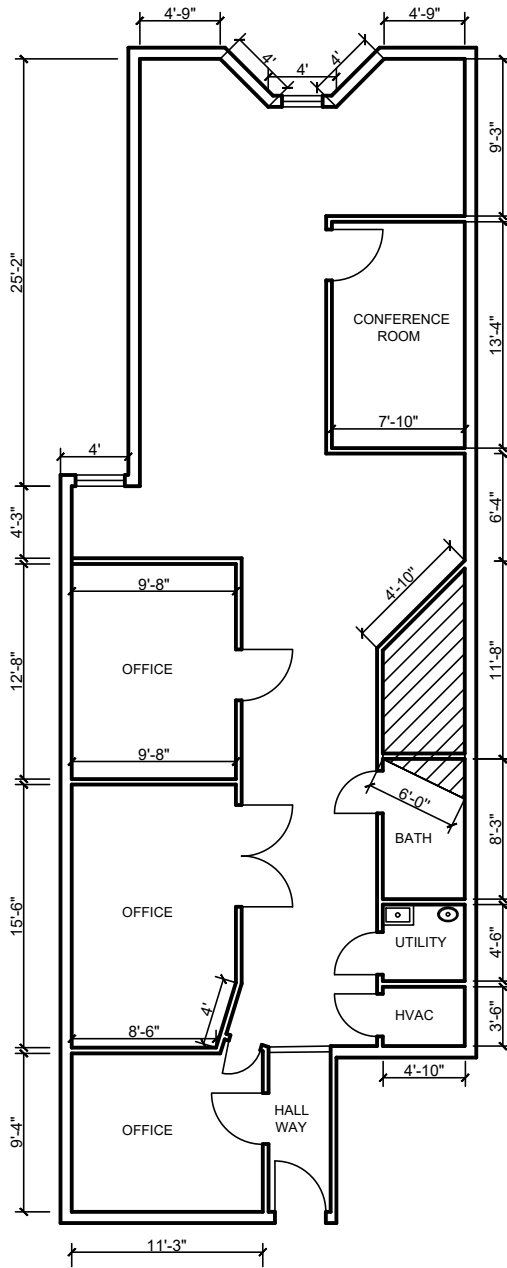


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**2117 W. GRAND
AVENUE**

W. GRAND AVENUE

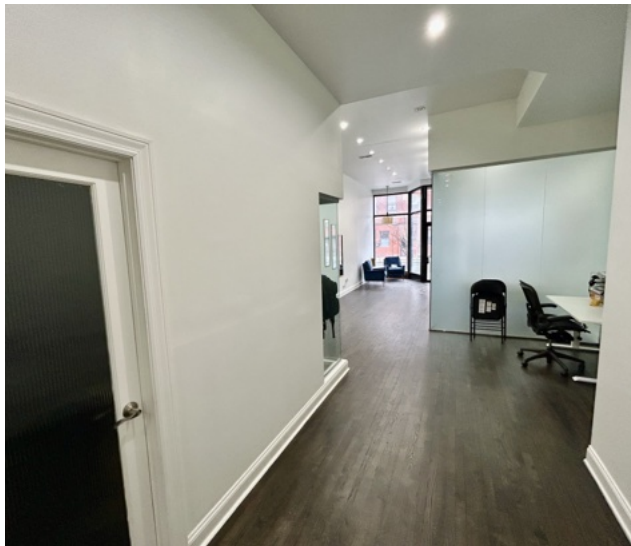


FRONT 11' 1" CEILING

REAR 10' 7" CEILING

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GENE HART

Broker

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IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

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REALTY