



26th Street Retail

3547 W 26th Street

CHICAGO, IL 60623

PRESENTED BY:

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A photograph of a three-story brick building with a modern ground-floor storefront. The storefront has a large black sign with the word 'Available' in white, sans-serif font. To the right, a portion of another building is visible with logos for 'puma', 'lotto', and 'NIKE'. The sky is blue with some clouds.

Available

PROPERTY SUMMARY

26TH STREET RETAIL

3547 W 26TH STREET
CHICAGO, IL 60623

OFFERING SUMMARY

LEASE RATE:	\$3,600 Per Month
AVAILABLE SF:	1,750 SF
LEASE TYPE:	Modified Gross
ZONING:	B3-2

PROPERTY SUMMARY

Approximately 1,750 SF of retail space available adjacent to Dollar Tree in the highly sought-after retail stretch of Little Village's 26th Street. Multiple recent improvements made including a partially open floor plan, 2 private offices, a bathroom with a shower, and a full basement. This flexible space paired with excellent exposure just off of a signalized corner makes for an excellent business opportunity.



LOCATION DESCRIPTION

Available

Situated along bustling 26th Street, the subject property is strategically located in the prime district between Kedzie & Central Park. Littered with national tenants, grocery, retail, shopping & an abundance of restaurants the area is a major retail corridor it is home to around 500 local businesses.

Little Village is a neighborhood approximately 5 Miles SouthWest of Chicago's Loop and is within walking distance to the CTA Pink Line as well as easy accessibility to I-55, I-290, I-90/94 and major thoroughfares such as 26th St, 22nd St (Cermak Road) Cicero and Archer Ave.

PROPERTY HIGHLIGHTS

- *Prime 26th Street Address*
- *Adjacent to Dollar Tree*
- *Fantastic Foot & Drive-By Traffic*
- *Open Floor Plan*
- *Privates Offices*
- *Full Basement*



Open Floor Plan



Private Office

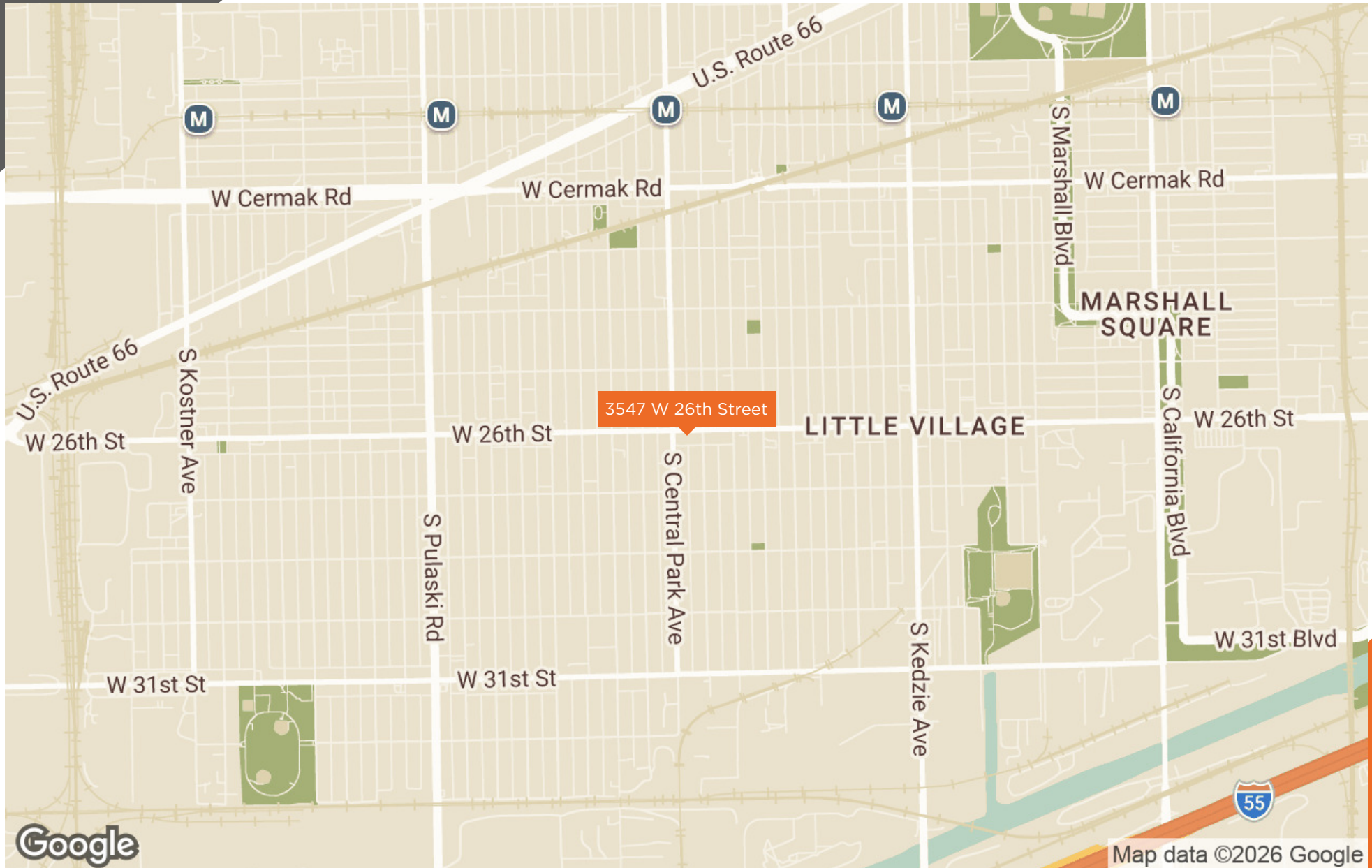


Full Basement

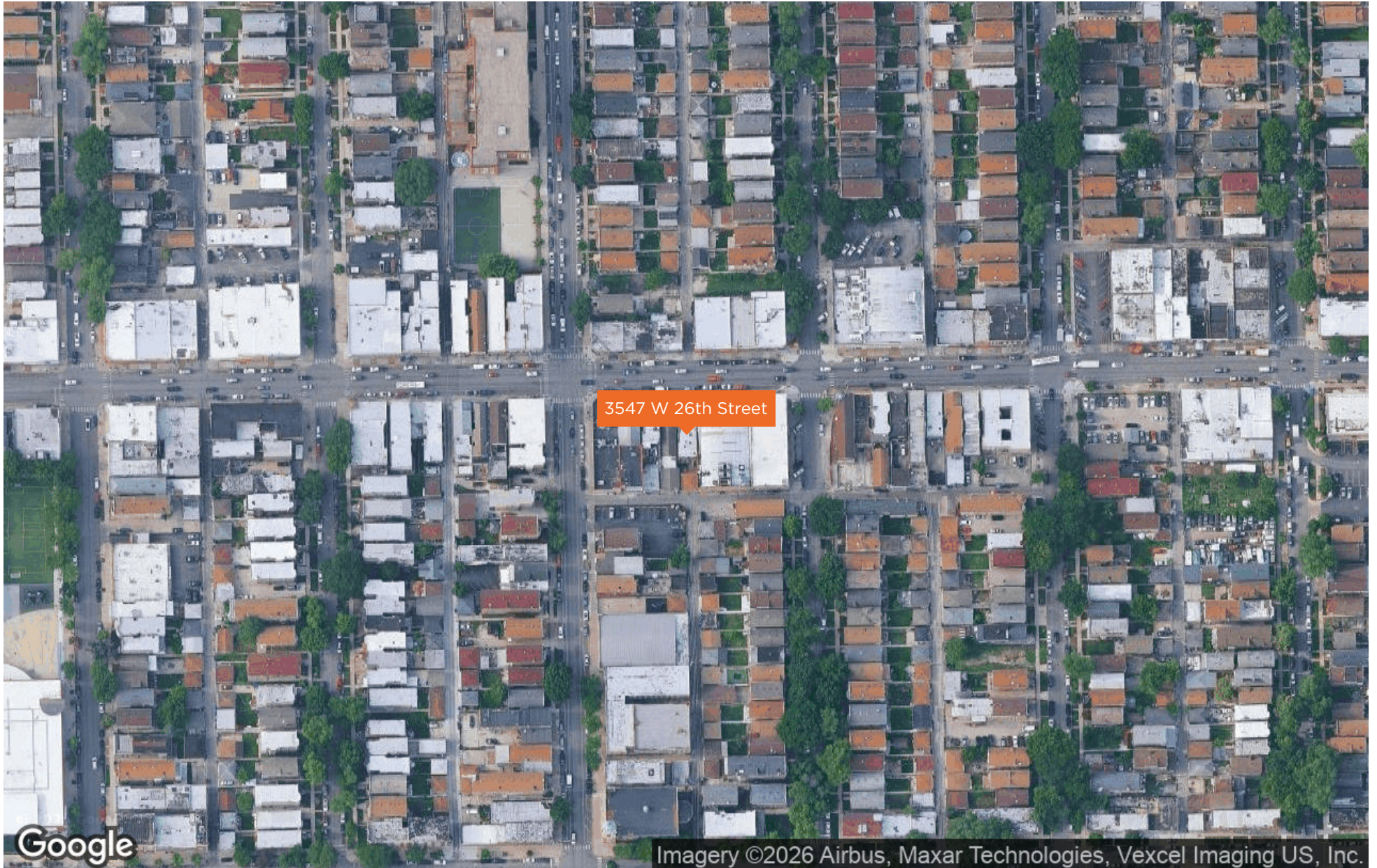
INTERIOR PHOTOS



REGIONAL MAP



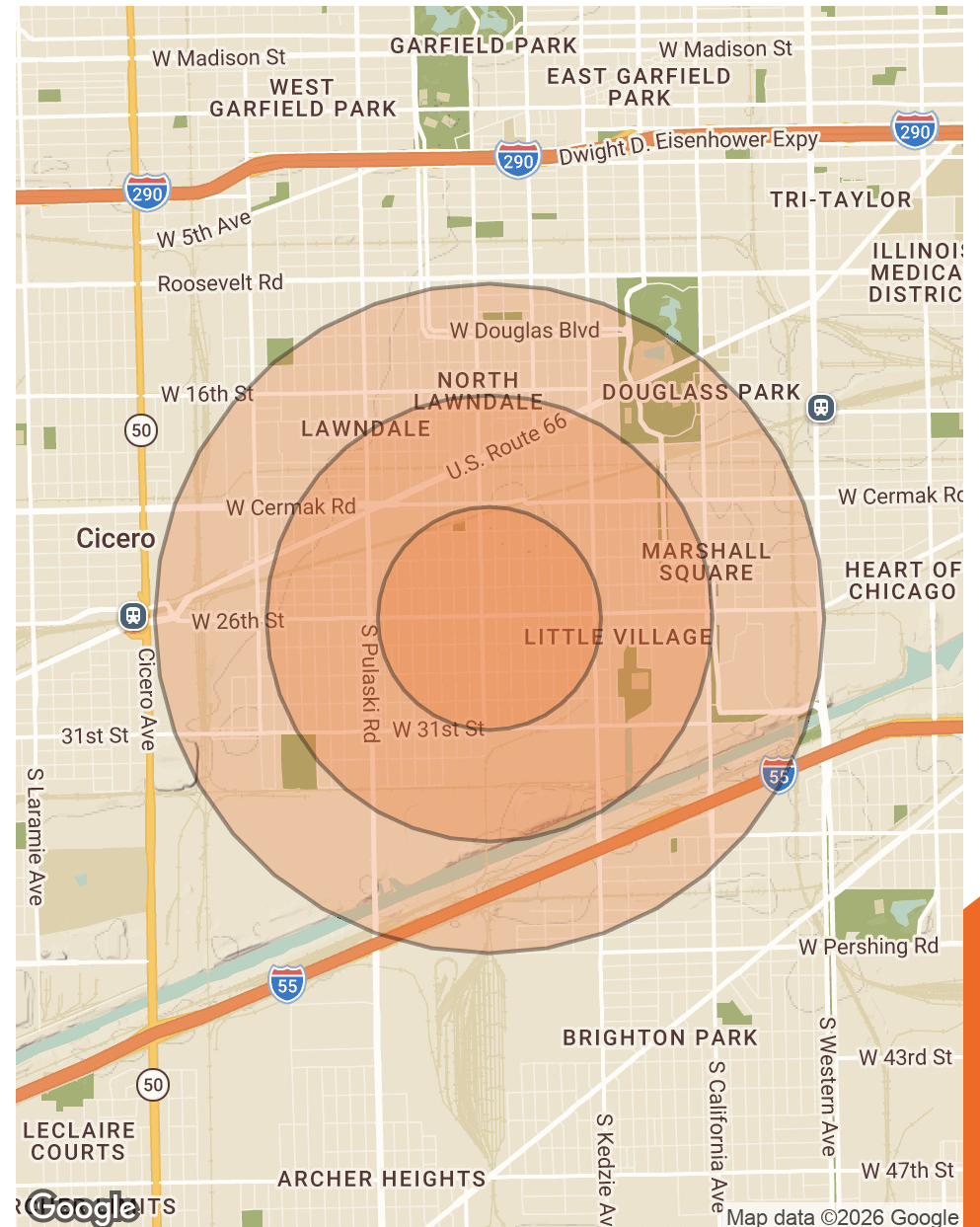
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	24,092	58,053	95,799
AVERAGE AGE	35.6	36.2	35.4
AVERAGE AGE (MALE)	36.4	36.2	34.7
AVERAGE AGE (FEMALE)	35.7	36.6	36.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	8,233	19,222	30,928
# OF PERSONS PER HH	2.9	3.0	3.1
AVERAGE HH INCOME	\$63,467	\$63,793	\$65,191
AVERAGE HOUSE VALUE	\$268,021	\$234,669	\$234,690

2023 American Community Survey (ACS)



MEET THE TEAM



Cawthon-Labriola Group

— COMMERCIAL REAL ESTATE —

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