

FOR LEASE

5701 W. Roosevelt Road Cicero, IL 60804



SPACE DESCRIPTION

Excellent opportunity to acquire a ±1,200 square foot ground-level retail/service space located at 5701 W Roosevelt Road in the Town of Cicero. The subject unit is situated within a well-maintained 18-unit mixed-use building and benefits from strong surrounding residential density paired with an active neighborhood commercial environment.

The property is strategically positioned along a well-established commercial corridor with close proximity to numerous national and regional retailers, including McDonald's, Subway, Dunkin', Shell, BP, Family Dollar, and other service-oriented businesses, contributing to consistent foot and vehicular traffic. The location offers convenient access to I-290 and is centrally located approximately halfway between O'Hare International Airport and Downtown Chicago, providing excellent connectivity for customers, employees, and business operations.

The unit features an open and flexible floor plan, allowing for straightforward customization to accommodate a variety of business concepts. Additional improvements include a private restroom, and multiple storage areas. The layout is well suited for a wide range of neighborhood-serving retail, office, or service uses, subject to zoning and municipal approvals.

OFFERING SUMMARY

Asking Rent:	\$2,100 Per Month/Modified Gross
Unit Size:	1,200 SF
Tenant Responsibility:	Gas and Electric
Zoning:	R-3
Private Bathroom:	1

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SPACE AND LOCATION HIGHLIGHTS

- ±1,200 SF ground-level retail/service space
- High visibility along Roosevelt Road
- Surrounded by national & local retailers such as McDonalds, Dunkin', Subway, Little Ceasars, Dollar General and many more
- Near I-290; midway between O'Hare & Downtown Chicago
- Private Restroom & Storage Rooms
- Maximum storefront exposure with plenty of natural light



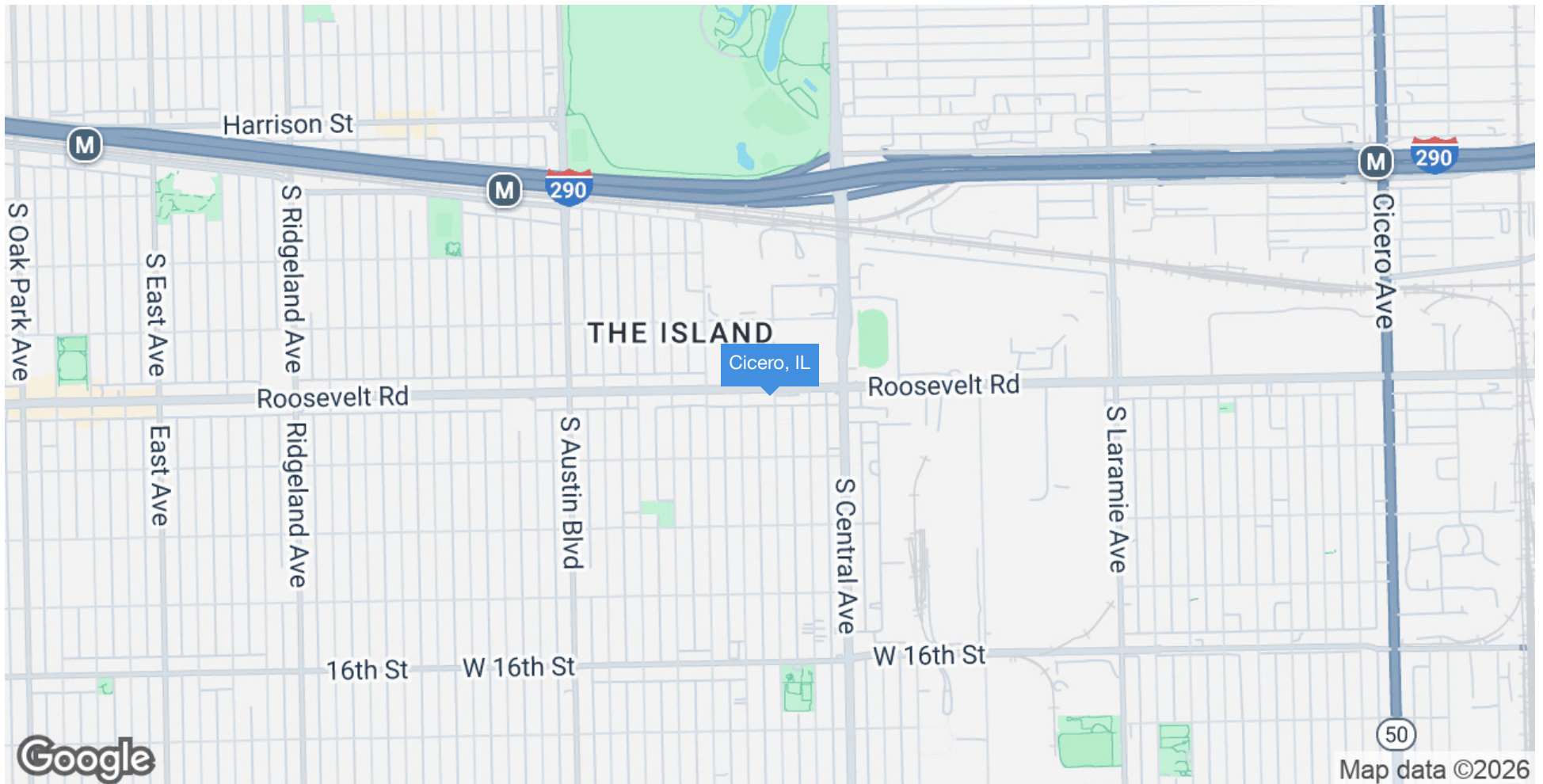
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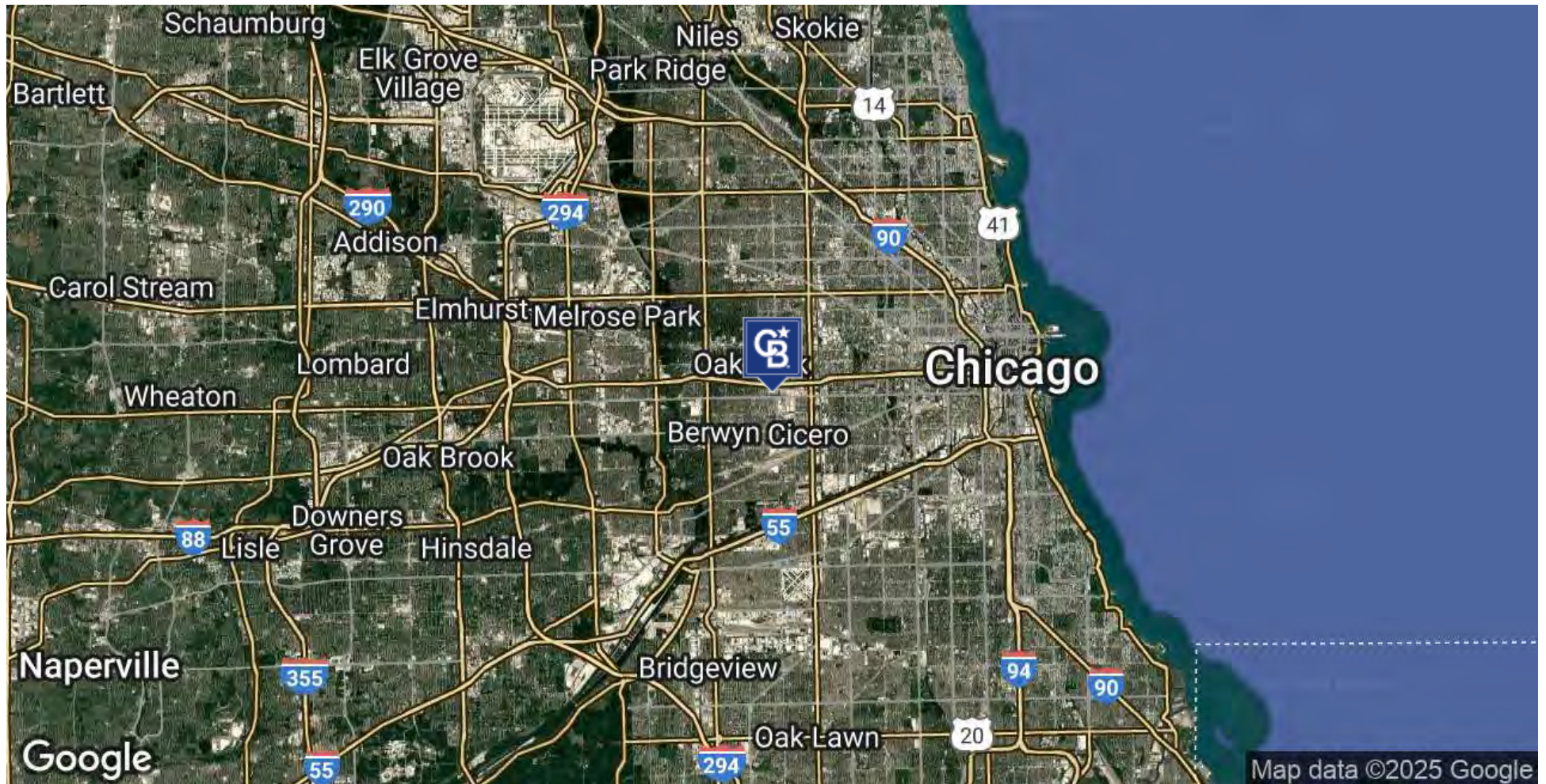


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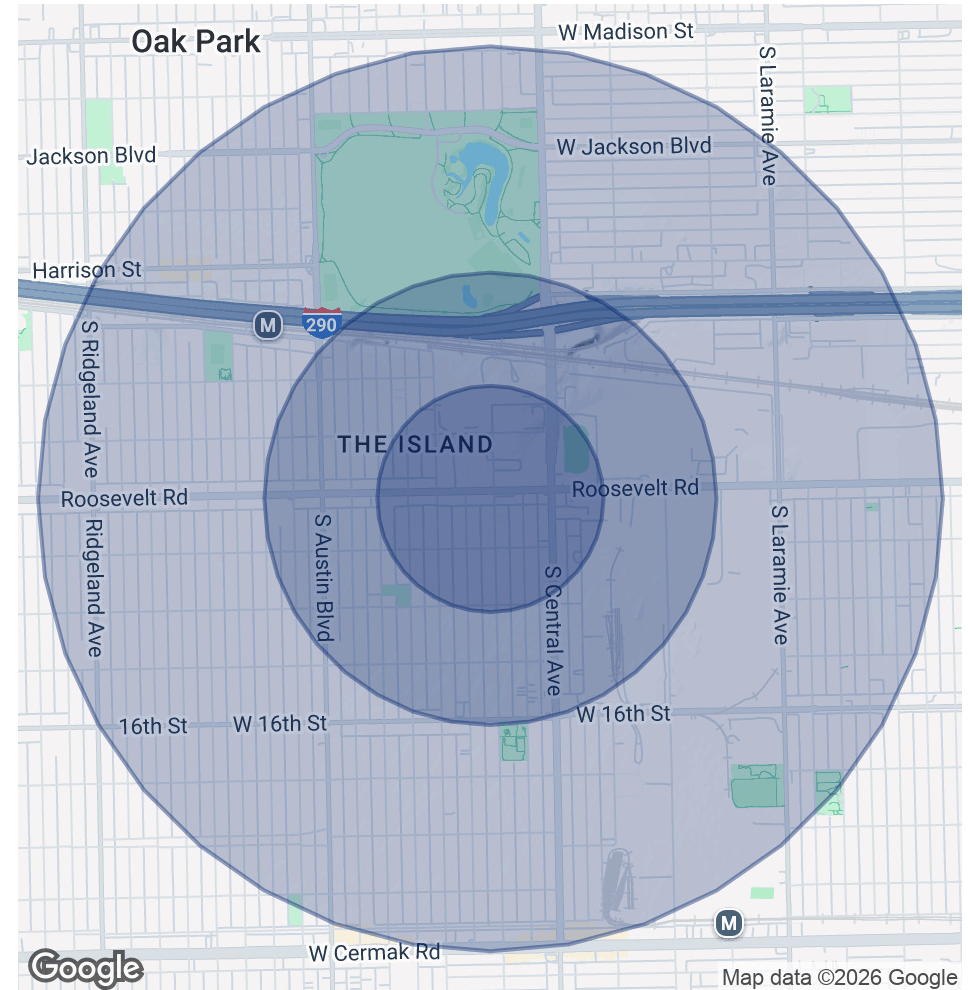
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,135	9,125	42,512
Average Age	29.7	32.9	33.1
Average Age (Male)	35.4	35.5	33.2
Average Age (Female)	24.6	31.1	33.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	605	2,891	14,288
# of Persons per HH	3.5	3.2	3
Average HH Income	\$53,103	\$56,128	\$64,463
Average House Value	\$207,724	\$213,223	\$215,027

2020 American Community Survey (ACS)



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