



LEASE

Humboldt Park Retail Available | Grand Plaza

4435-4465 WEST GRAND AVENUE

Chicago, IL 60639



PRESENTED BY:

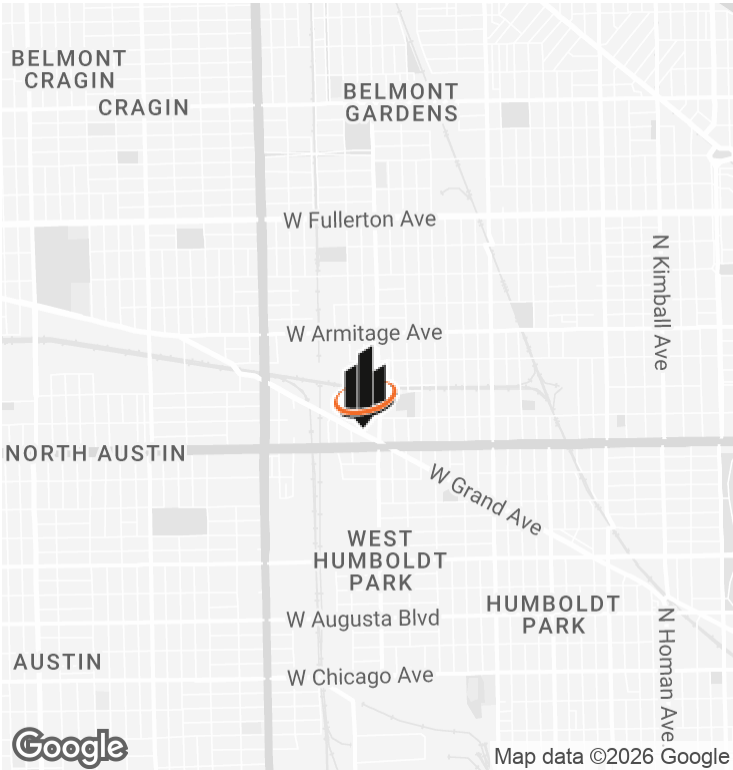
**KAREN KULCZYCKI,
CCIM, SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (NNN) \$8.50 SF/yr NNN (2026)
AVAILABLE UNITS:	1
OCCUPANCY:	91%
AVAILABLE SF:	+/- 1,400 SF
LOT SIZE:	0.94 Acres
BUILDING SIZE:	15,022 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Grand Plaza, a ±15,022 SF retail plaza offering the last remaining open concept unit +/- 1,400 SF former Subway Restaurant and private restroom. Located at 4435-4465 W. Grand Avenue in Humboldt Park, Grand Plaza offers multiple ingress/egress locations, plenty of parking and pylon signage. Join Verizon, Premier Physical Therapy, Daily Life Ministries, J&R Dance Lab, Bridgestone/Firestone, Nail's Designer, and Azabache Boots.

PROPERTY HIGHLIGHTS

- ±1,400 SF Retail Unit | Former Subway
- Humboldt Park | 53 On-site parking spaces
- 3 Entries | Pylon and Facade Signage

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LEASE SPACES



LEASE INFORMATION

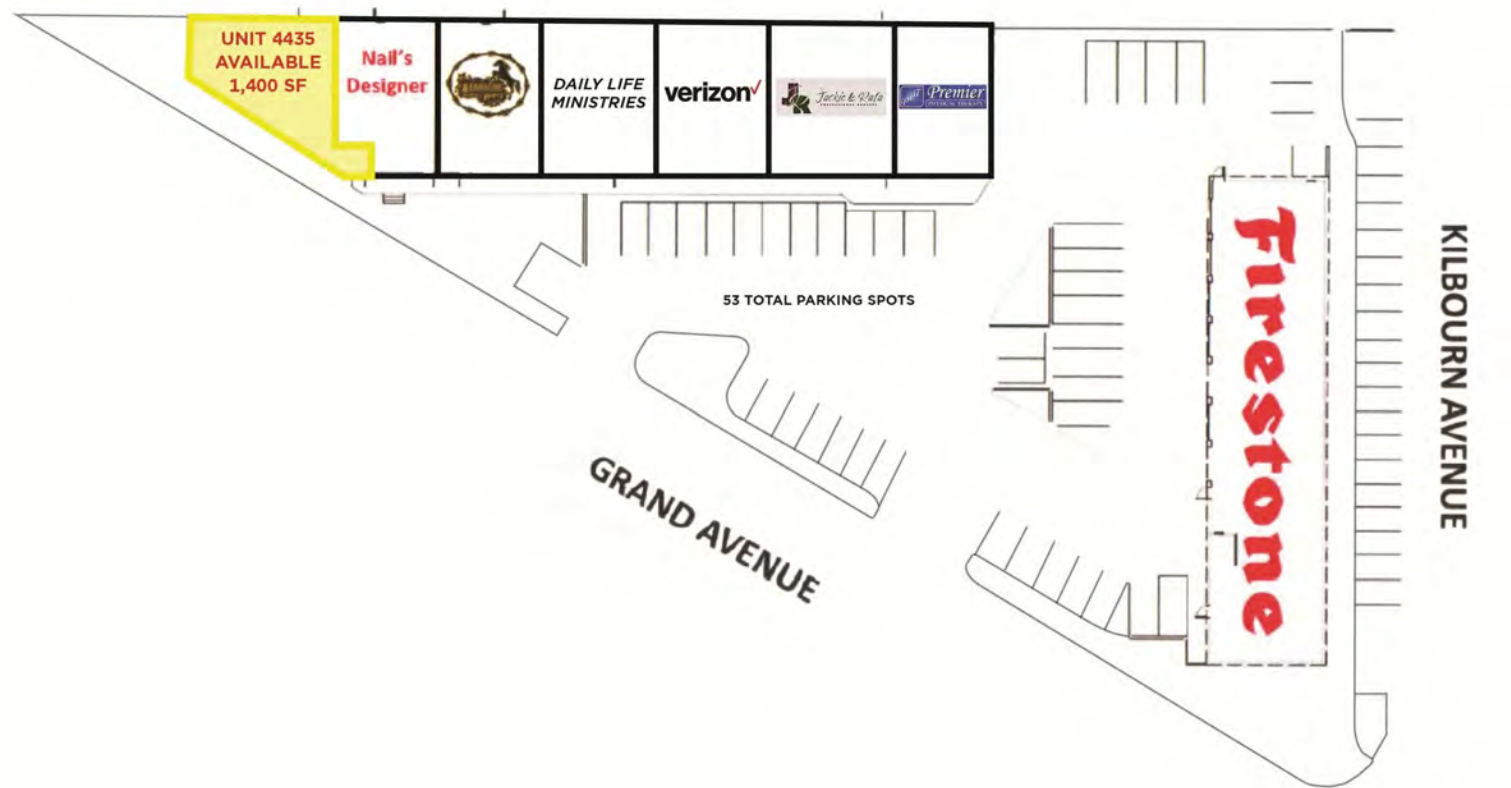
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,400 SF	LEASE RATE:	\$18 SF/yr

AVAILABLE SPACES				
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION

Suite 4435	1,400 SF	NNN	\$18.00 SF/yr	+/-1,400 SF Former Subway
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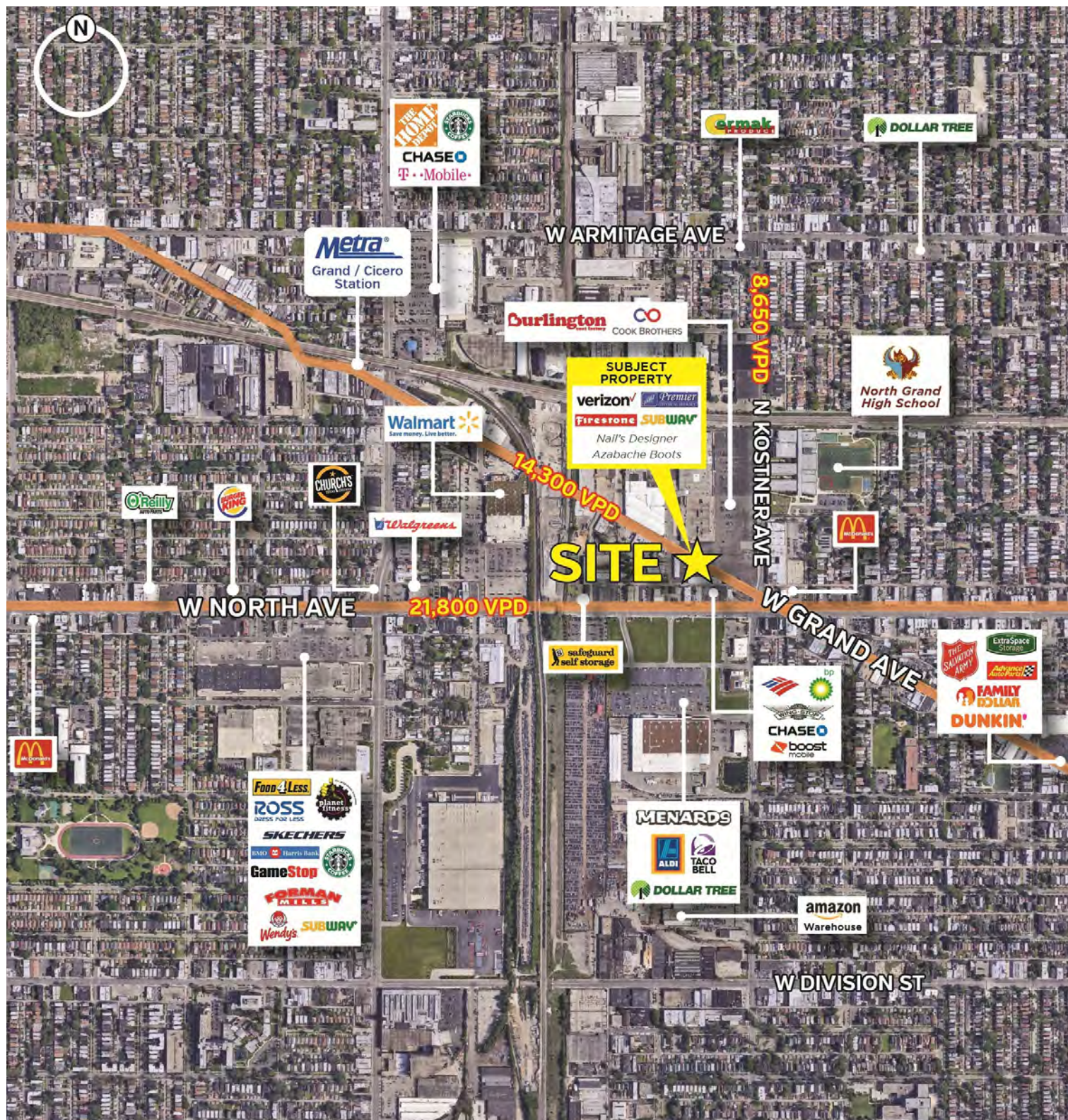
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SITE PLAN



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AREA RETAILERS



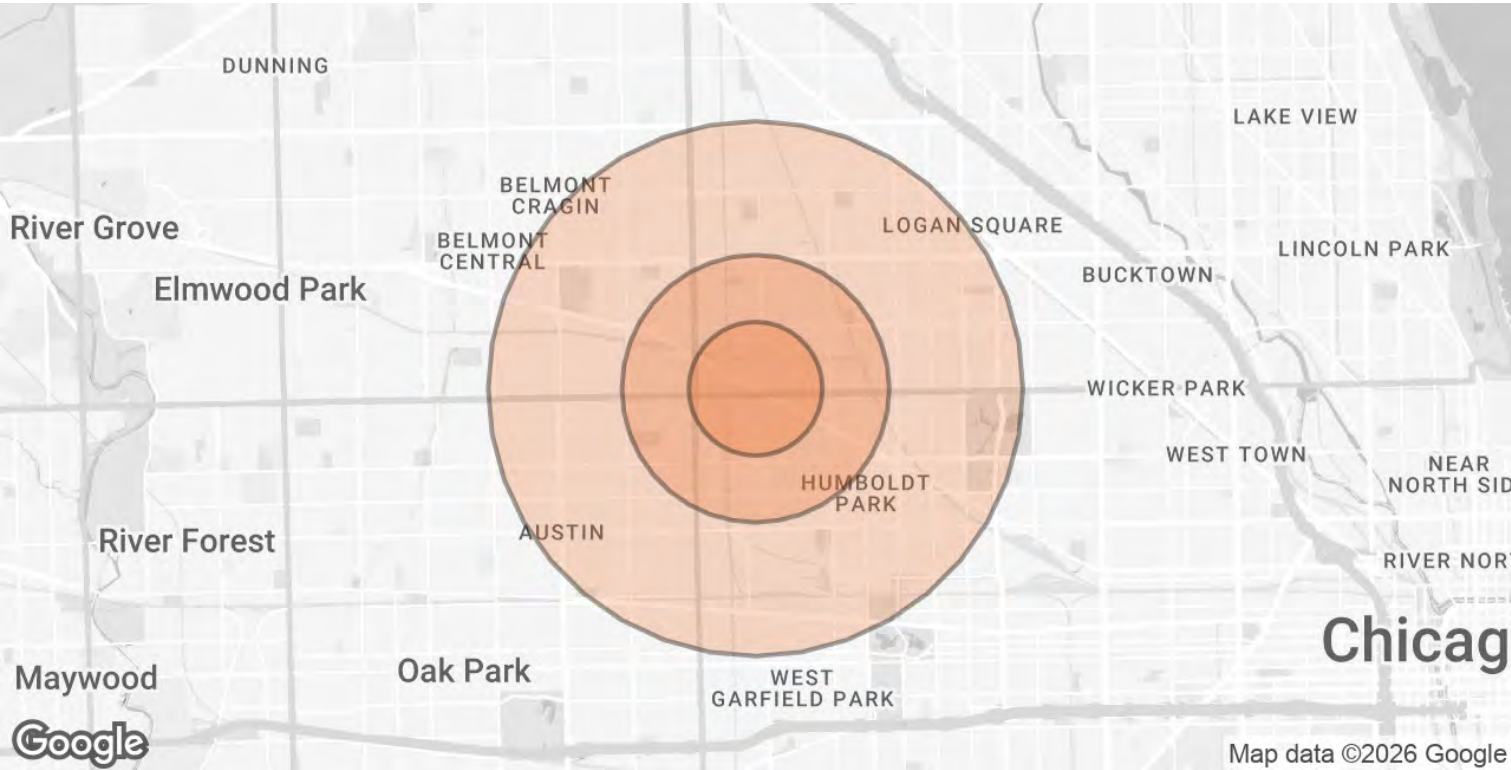
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,567	52,431	215,340
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	3,779	17,390	77,523
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$70,555	\$74,938	\$83,073
AVERAGE HOUSE VALUE	\$331,391	\$329,386	\$375,404

2020 American Community Survey (ACS)

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