

**FOR LEASE**

# Crestwood's Premier Retail + Office Complex

**14152 SOUTH CICERO AVENUE**

Crestwood, IL 60445

**PRESENTED BY:**

**DEREK GONSCH**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

|                                  |                |
|----------------------------------|----------------|
| <b>LEASE TYPE:</b>               | Modified Gross |
| <b>BASE RENT:</b>                | \$18.00/SF     |
| <b>BUILDING SIZE:</b>            | 14,000 SF      |
| <b>APPROXIMATE AVAILABLE SF:</b> | 1,200 SF       |
| <b>LOT SIZE:</b>                 | 1.37 Acres     |

## PROPERTY OVERVIEW

Highly visible retail storefront available for lease in bustling shopping center on Cicero Ave. Approximately 30,000 vehicles per day on Cicero Ave (per IDOT). Formerly housing a florist, this turn-key ready end cap space is ideal for anyone looking to move in to the Crestwood area. The space is equipped with an open front area, a private bathroom, a walk-in cooler, and numerous fixtures for storage and product showcasing. Join other thriving destination retailers in the center, and take advantage of the meticulously cared for building. Directory signage available. Priced to combat high rents in the area, this space won't last long! Schedule a tour today!

## PROPERTY HIGHLIGHTS

- Built in 1987
- B2 Zoning
- Tenants pay all utilities
- Ample parking
- On-street directory signage available
- Built in 1987

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# RETAILER MAP



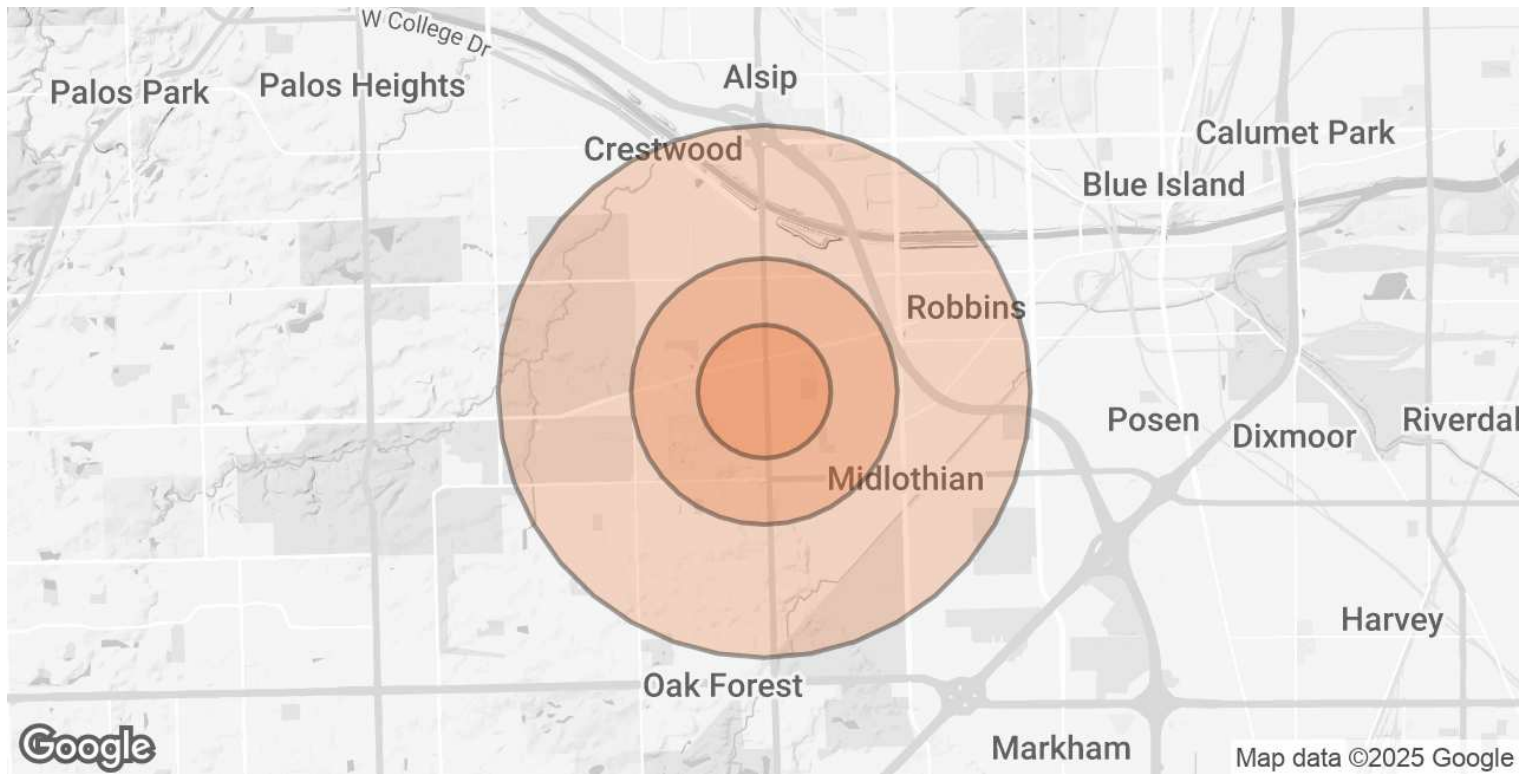
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## ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>              | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>2 MILES</b> |
|--------------------------------|------------------|---------------|----------------|
| <b>TOTAL POPULATION</b>        | 2,036            | 11,005        | 40,885         |
| <b>AVERAGE AGE</b>             | 45.7             | 43.2          | 42.4           |
| <b>AVERAGE AGE (MALE)</b>      | 45.6             | 42.3          | 40.4           |
| <b>AVERAGE AGE (FEMALE)</b>    | 46.6             | 45.6          | 45.7           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>0.5 MILES</b> | <b>1 MILE</b> | <b>2 MILES</b> |
| <b>TOTAL HOUSEHOLDS</b>        | 865              | 5,015         | 17,728         |
| <b># OF PERSONS PER HH</b>     | 2.4              | 2.2           | 2.3            |
| <b>AVERAGE HH INCOME</b>       | \$66,944         | \$66,334      | \$67,687       |
| <b>AVERAGE HOUSE VALUE</b>     | \$205,937        | \$180,143     | \$172,501      |

2020 American Community Survey (ACS)

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## ADVISOR BIO 1



### DEREK GONSCH

Associate Advisor

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### PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced associate advisor with SVN specializing in sales and leasing for retail, office, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce.

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