

**2,300 SF Retail Space for Lease
High Traffic Stoplight Corner
Just South of Famous Gene & Jude's!**



Retail space for lease at incredible River Grove location. Located just south of the famous Gene and Jude's! Directly across the street from McDonald's and BP Gas Station. The signalized intersection of River Road and Grand Ave receives exposure to 46,000 vehicles daily. Co-tenant with a smoke shop. There is a pylon sign and large parking lot onsite.

LEASE PRICE:	\$5,000 Monthly (\$26.09 PSF)
LEASE TYPE:	Modified Gross
SIZE:	±2,300 SF
LOT SIZE:	±16,000 SF
ZONING:	C-3
TRANSPORTATION:	<ul style="list-style-type: none"> • Grand/River bus stop is in front. • River Grove Metra MD-W Line is a 12 minute walk away. • Chicago O'Hare is a 12 minute drive away.



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CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

TRAFFIC & NEARBY RETAILERS



DEMOGRAPHICS

*2024 Estimates by Costar Research

	1 Mile	2 Miles	3 Miles
Population	12,655	73,333	180,042
Households	4,975	26,776	63,435
Average Household Size	2.5	2.7	2.7
Average Household Income	\$76,806	\$88,102	\$92,286



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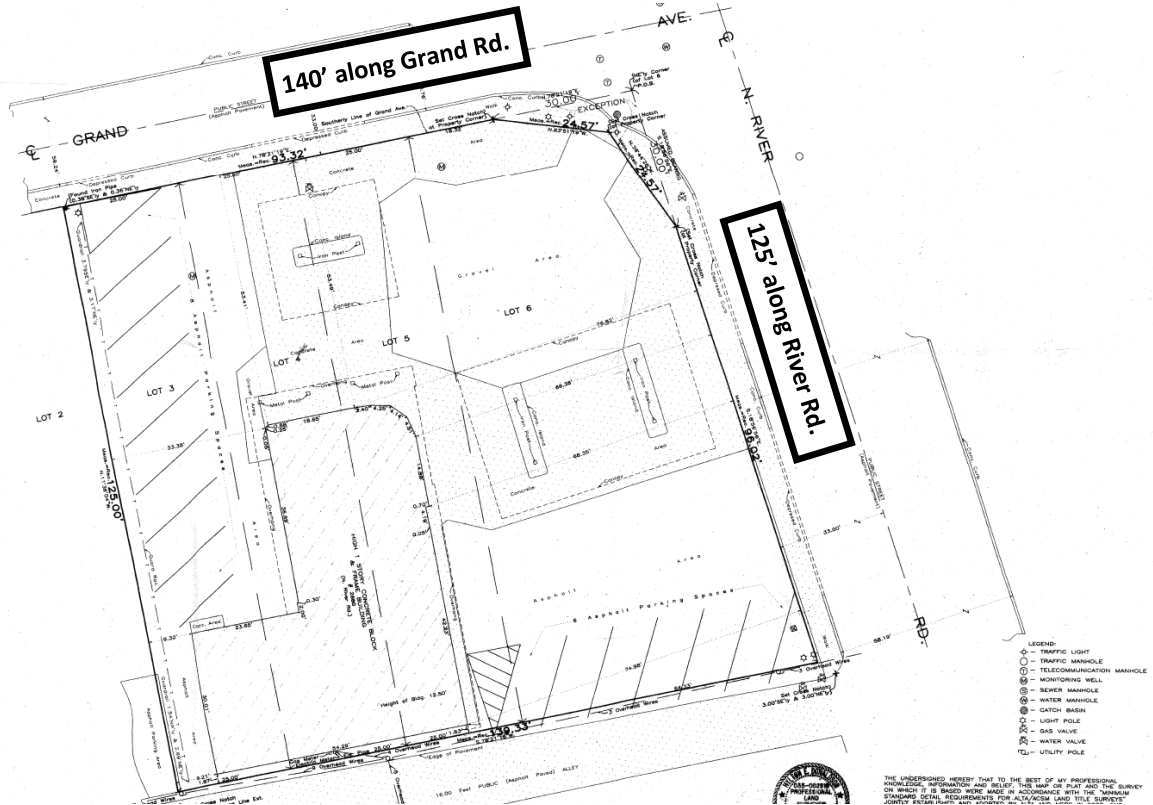
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SURVEY



INTERIOR



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