



**FOR LEASE**

# Premier Office on Harlem

**8233 SOUTH HARLEM AVENUE**

Bridgeview, IL 60455

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**PRESENTED BY:**

**DEREK GONSCH**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$33 SF/yr (Gross)
<b>BUILDING SIZE:</b>	3,660 SF
<b>AVAILABLE SF:</b>	1,200 - 1,800 SF
<b>YEAR BUILT:</b>	1973
<b>ZONING:</b>	C
<b>TRAFFIC COUNT:</b>	38,100
<b>APN:</b>	19-31-111-003-0000

## PROPERTY OVERVIEW

SVN Chicago Commercial proudly presents this exceptional leasing opportunity in business-friendly Bridgeview, IL. This office building sits nicely on bustling Harlem Ave and is located in the heart of the expanding Little Palestine neighborhood. This market is showing tremendous upward value and is showing no signs of stopping.

Available here is the entirety of the first floor of the office building, and a unit located in the lower level. These units are move-in-ready and have on-site parking. The larger unit on the first floor has 5 private offices, a kitchenette, a conference room, and a bathroom. The lower level is an open concept and is carpeted. A dental practice and travel agency are co-tenants in the building. Spaces like this don't last long. Inquire today!

## LOCATION OVERVIEW

Located at the intersection of 82nd St and Harlem Ave, the property is on the east side of the street.

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# ADDITIONAL PHOTOS



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# AERIAL

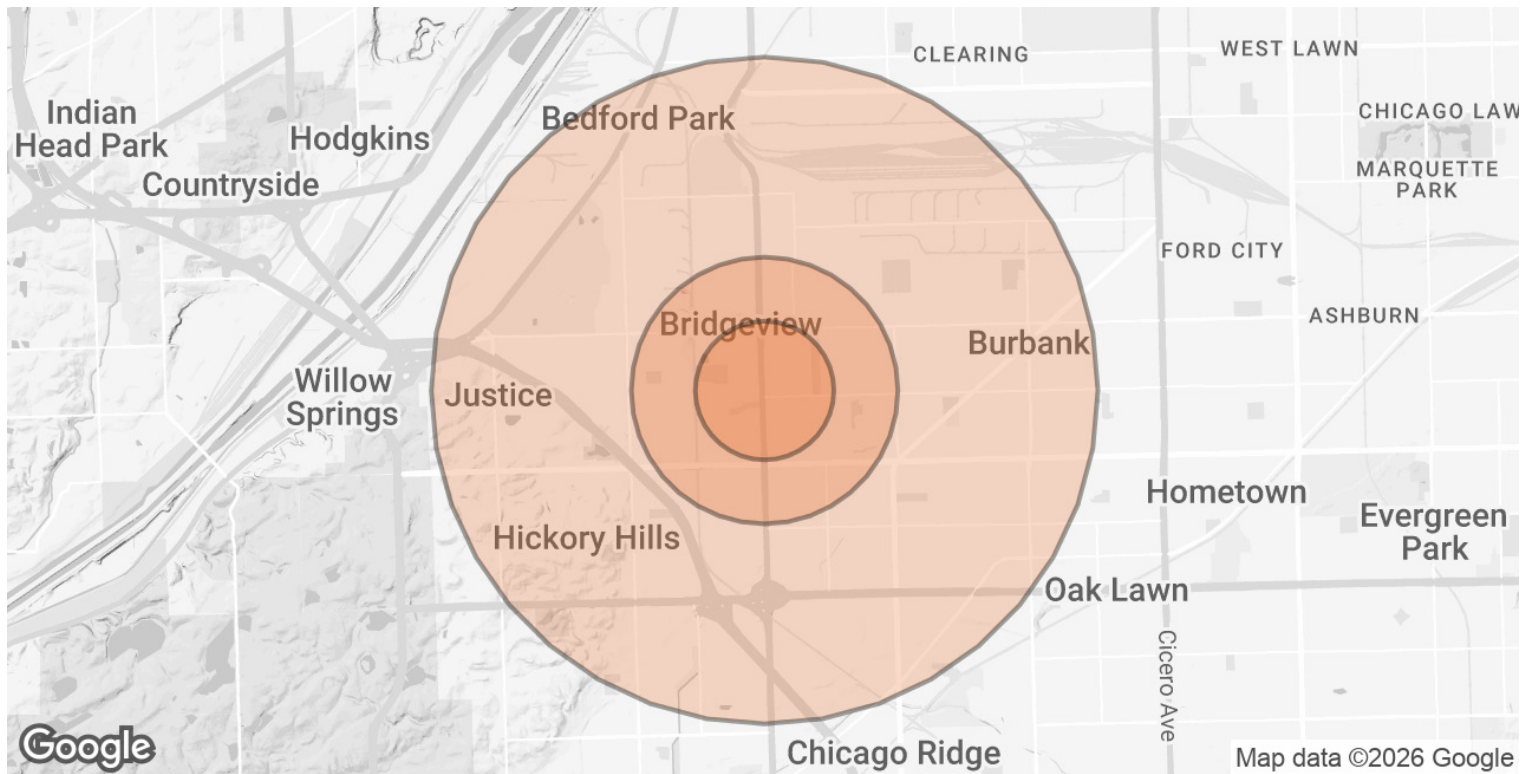


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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.52 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL POPULATION</b>	4,966	16,801	90,940
<b>AVERAGE AGE</b>	40.5	40.0	39.3
<b>AVERAGE AGE (MALE)</b>	39.7	37.7	38.0
<b>AVERAGE AGE (FEMALE)</b>	43.4	43.7	41.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.52 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,673	5,924	32,633
<b># OF PERSONS PER HH</b>	3.0	2.8	2.8
<b>AVERAGE HH INCOME</b>	\$82,699	\$79,751	\$92,855
<b>AVERAGE HOUSE VALUE</b>	\$274,463	\$256,811	\$264,041

2023 American Community Survey (ACS)

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## ADVISOR BIO 1



### DEREK GONSCH

Senior Advisor

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### PROFESSIONAL BACKGROUND

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, 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. During his tenure at SVN Chicago, Derek was awarded the Rookie of the Year Award, and is also a member of the Centurion Club.

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