

 PEDRO'S BARBERSHOP
& BEAUTY SALON #2 



Pedro's
BARBERSHOP
WALK-INS WELCOME
312-722-1508
TAPERS
BLOWOUTS
MOHAWKS
EYEBROWS
DESIGNS
LINE-UPS
HOT TOWEL SHAVE
BEARD LINE
BLACK MASK
REGULAR HAIRCUTS
KIDS HAIRCUTS
FADES

1739
WALK-INS WELCOME
312-722-1508

For Lease
José Colón
312-675-4334
jose.colon@svn.com

1733
DERMATOLOGY
+AESTHETICS

LEASE

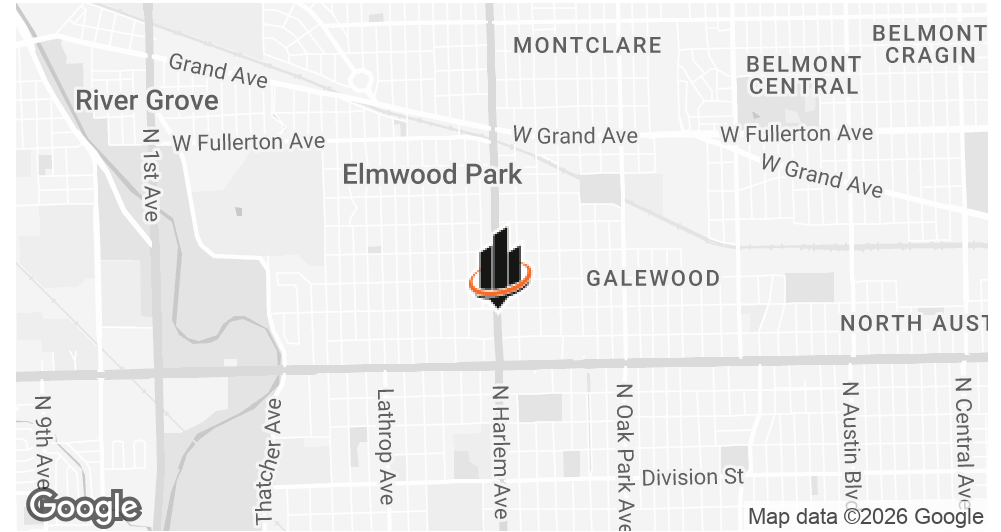
Storefront Available

1737 N HARLEM AVE
Chicago, IL 60707

PRESENTED BY:

JOSÉ COLÓN
Phone: 312.675.4334
jose.colon@svn.com

OFFERING SUMMARY



LEASE RATE

\$16 SF/YR

OFFERING SUMMARY

BUILDING SIZE: 10,700 SF

AVAILABLE SF: 1,900 SF

YEAR BUILT: 1954

ZONING: B1-2, split zone M1-1

PROPERTY OVERVIEW

Situated on bustling Harlem Avenue, this prime retail space is surrounded by a diverse array of retail. Adjacent to the recently built Rush Medical complex, just off the corner of North Ave and Harlem. Your business will benefit and will enjoy access to a lively community with strong foot traffic. The area boasts a fantastic mix of local eateries, boutique shops, and cultural hotspots, creating an inviting atmosphere for retail businesses. With easy access to public transportation and major thoroughfares, the location offers unparalleled visibility and convenience for retailers.

LOCATION OVERVIEW

Great city location across from Elmwood Park.

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PROPERTY AERIAL



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DEMOGRAPHICS MAP & REPORT

POPULATION

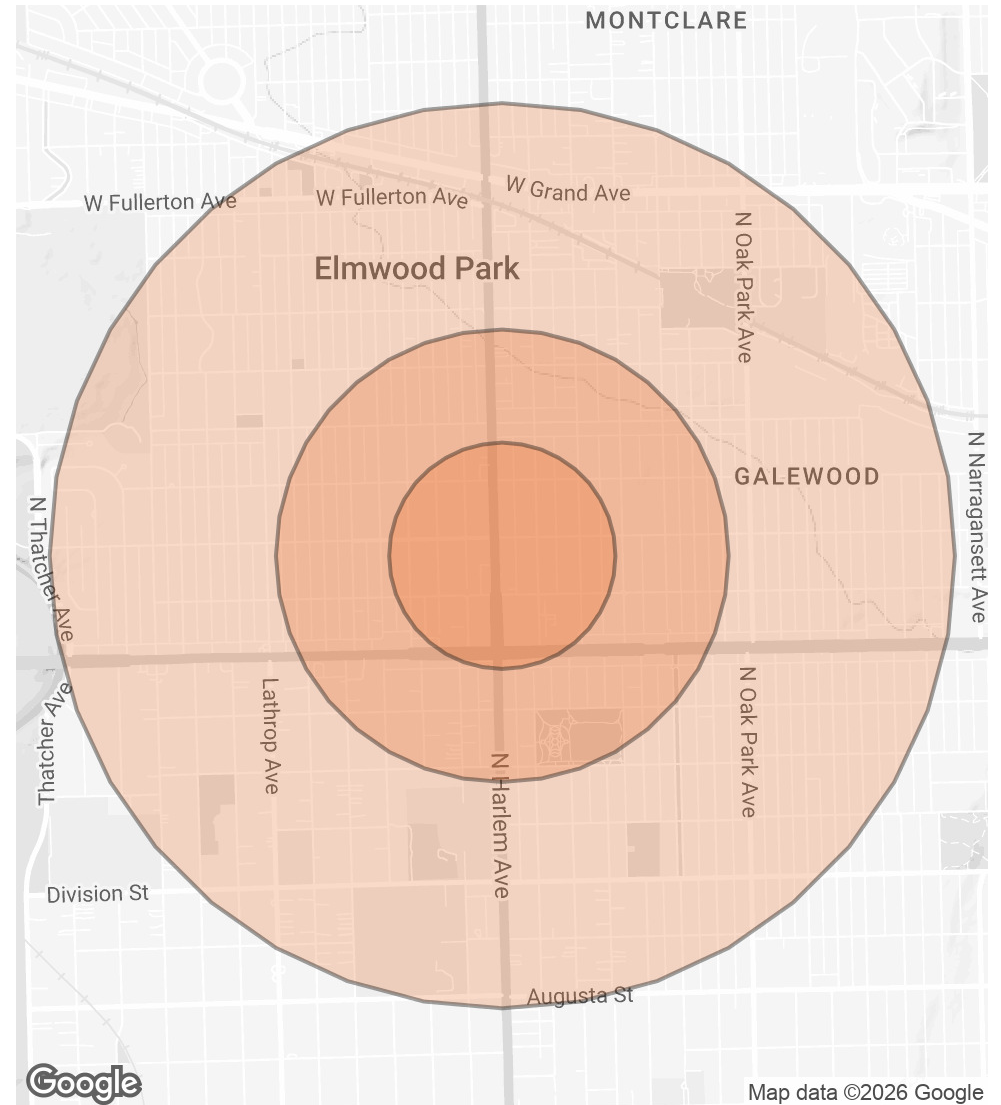
0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,195	8,227	26,794
AVERAGE AGE	35.7	39.1	41.7
AVERAGE AGE (MALE)	36.1	39.7	40.4
AVERAGE AGE (FEMALE)	38.1	40.3	43.3

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	979	3,405	10,589
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$101,220	\$124,683	\$136,899
AVERAGE HOUSE VALUE	\$390,561	\$460,732	\$457,689



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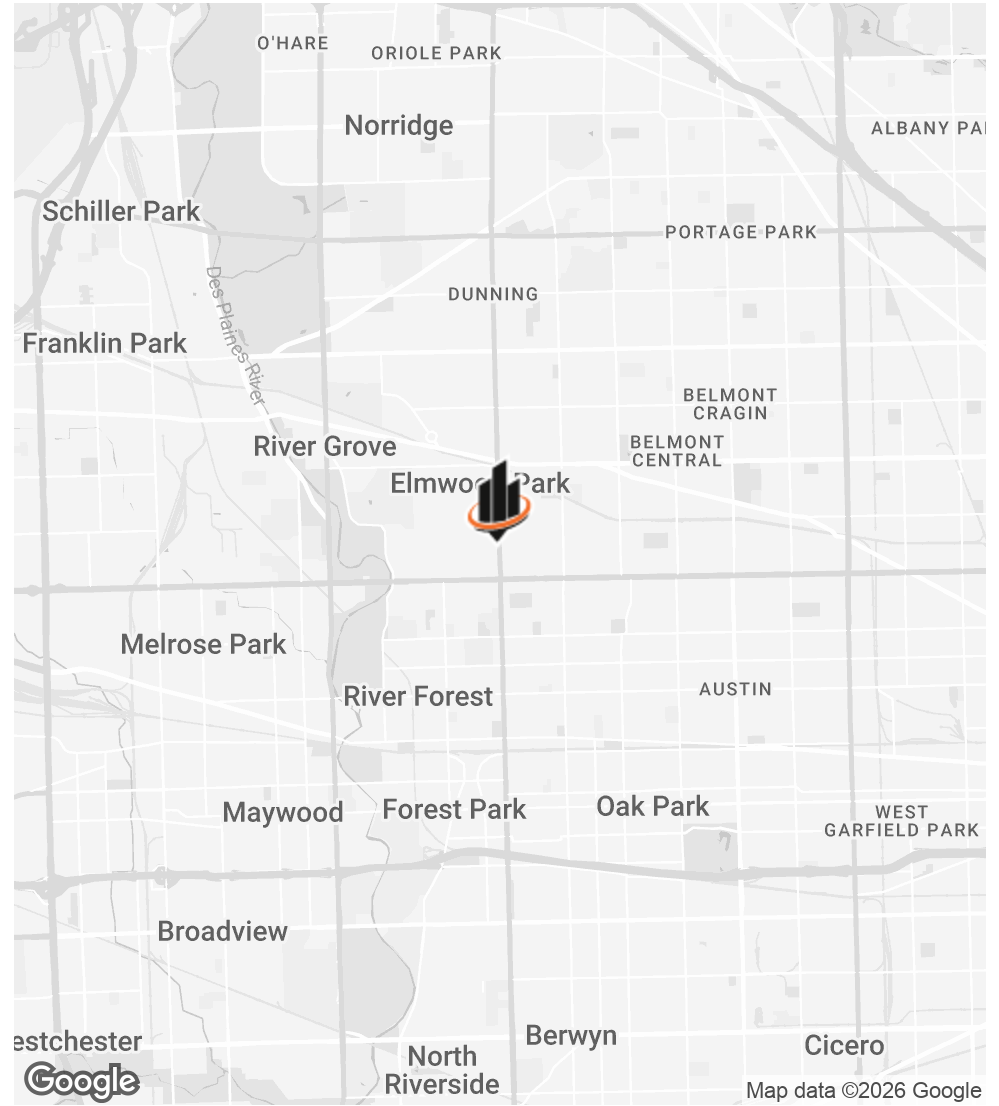
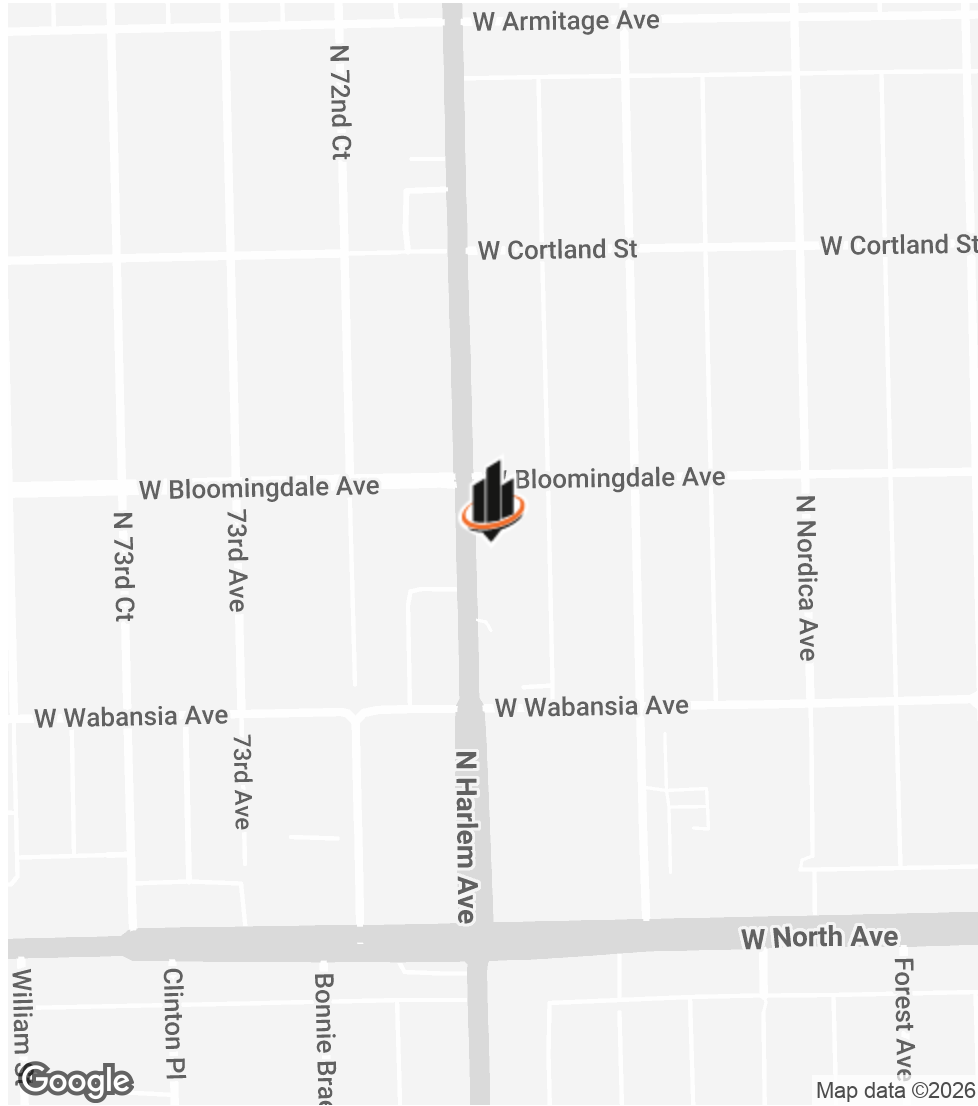
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LOCATION MAPS



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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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