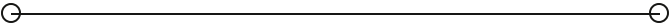


**LEASE FLYER**

# Redevelopment on Harlem

**11359 SOUTH HARLEM AVENUE**

Worth, IL 60482



**PRESENTED BY:**

**DEREK GONSCH**

O: 312.676.1864

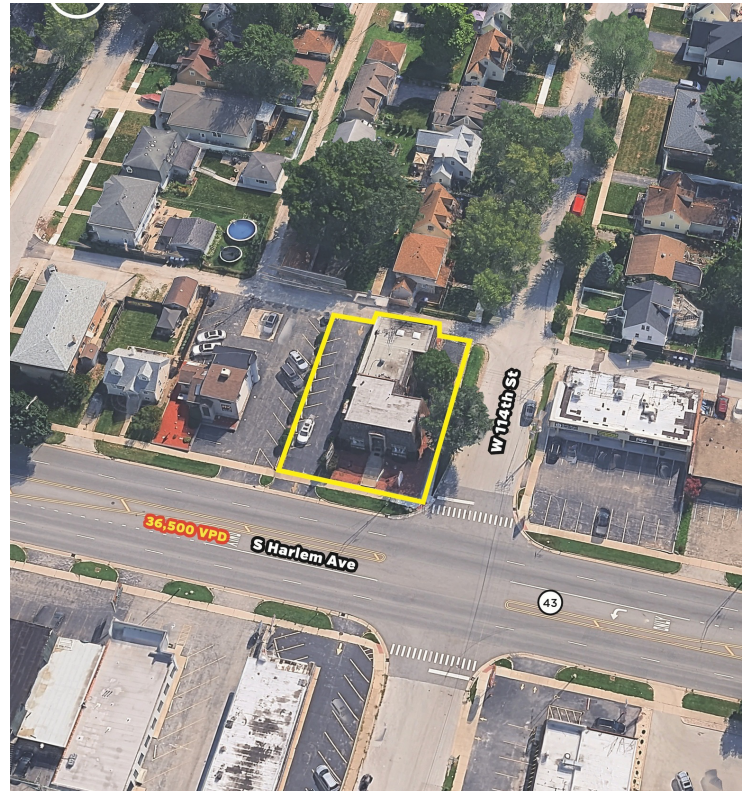
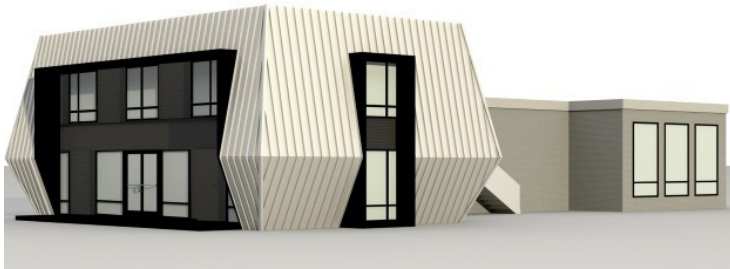
derek.gonsch@svn.com



*rendering for marketing purposes*



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$28.36 SF/yr (Gross)
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	2,950 SF
<b>BUILDING SIZE:</b>	4,230 SF
<b>YEAR BUILT:</b>	1977
<b>YEAR RENOVATED:</b>	2026
<b>ZONING:</b>	B1
<b>TRAFFIC COUNT:</b>	36,500 VPD

## PROPERTY DESCRIPTION

SVN Chicago Commercial proudly presents this uniquely exceptional leasing opportunity in business-friendly Worth, IL. Situated on bustling Harlem Ave, this former boutique property is undergoing a total rehab. Top to bottom, this property is being renovated and getting ready to house its next tenant! The first floor can be built to suit many different business types.

High traffic counts, fresh renovation, and a constantly growing market make for a perfect storm of success! The nearby area has had many upgrades recently, and the market is trending upwards fast. Call today to learn more about this amazing opportunity!

## LOCATION DESCRIPTION

Located at the intersection of 114th St & Harlem Ave, on the northwest corner.

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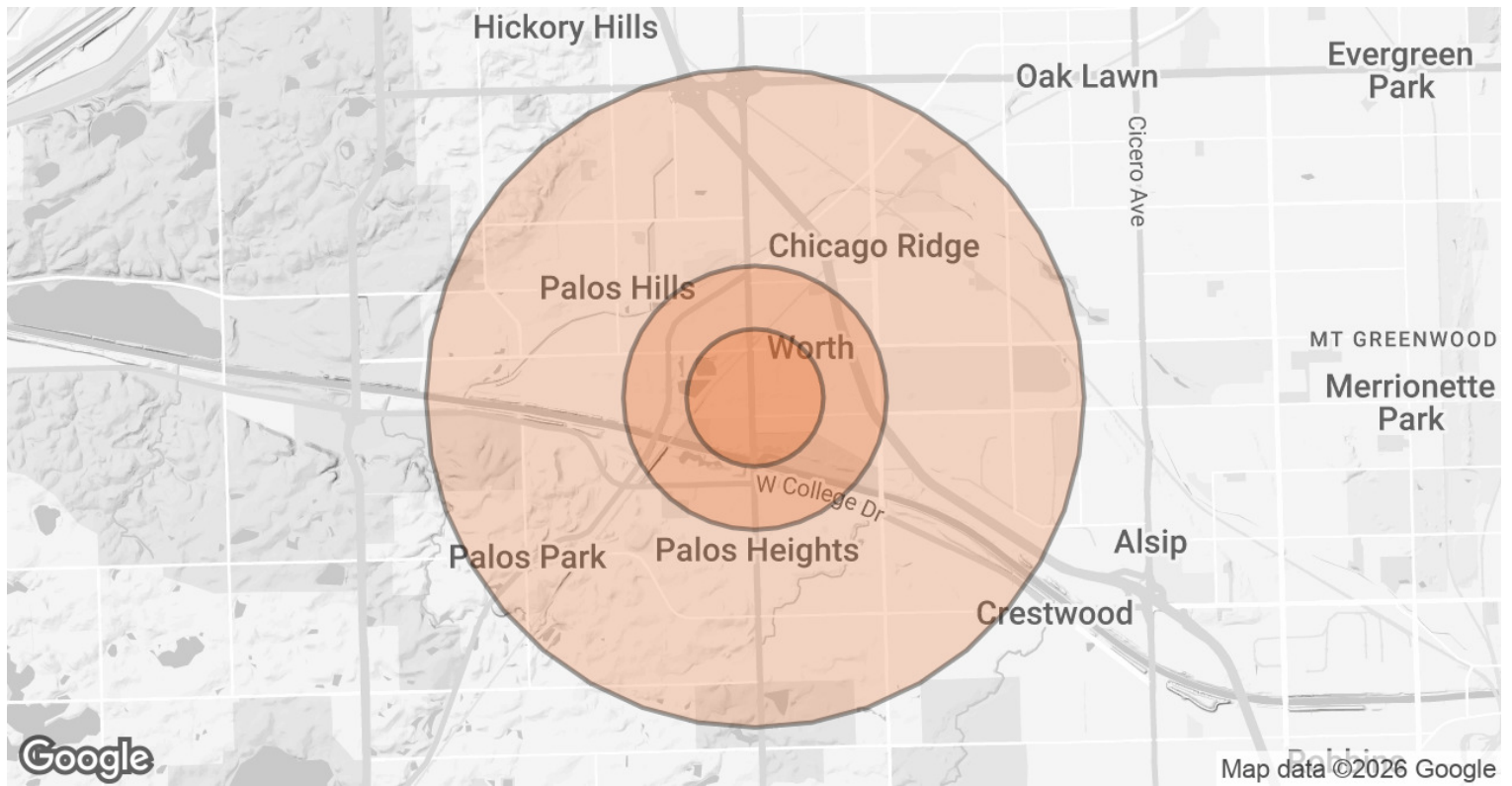
derek.gonsch@svn.com

# AERIAL



**DEREK GONSCH**  
 O: 312.676.1864  
 derek.gonsch@svn.com

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.52 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL POPULATION</b>	3,322	10,830	68,345
<b>AVERAGE AGE</b>	41.5	41.9	41.8
<b>AVERAGE AGE (MALE)</b>	40.8	40.3	40.6
<b>AVERAGE AGE (FEMALE)</b>	44.9	45.3	42.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.52 MILES</b>	<b>1 MILE</b>	<b>2.5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,281	4,489	26,690
<b># OF PERSONS PER HH</b>	2.6	2.4	2.6
<b>AVERAGE HH INCOME</b>	\$76,256	\$82,824	\$98,765
<b>AVERAGE HOUSE VALUE</b>	\$235,934	\$239,551	\$274,321

2023 American Community Survey (ACS)

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O: 312.676.1864

derek.gonsch@svn.com

## ADVISOR BIO 1



### DEREK GONSCH

Senior Advisor

derek.gonsch@svn.com

Direct: **312.676.1864** | Cell: **708.267.9988**

### 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.

#### SVN | Chicago Commercial

940 West Adams Street, Suite 200

Chicago, IL 60607

312.676.1866

#### DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

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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 Brochure 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 Brochure 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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