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&  
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**LEASE**

1123 W Catalpa

CHICAGO IL 60640

**PRESENTED BY:**

**JOSÉ COLÓN**

Phone: 312.675.4334

jose.colon@svn.com

# OFFERING SUMMARY



<b>LEASE RATE</b>	<b>\$16 SF/YR</b>
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## OFFERING SUMMARY

<b>BUILDING SIZE:</b>	15,000 SF
<b>AVAILABLE SF:</b>	15,000 SF
<b>MARKET:</b>	Edgewater

## PROPERTY OVERVIEW

1123 W Catalpa presents a well-maintained industrial facility tailored to the operational needs of modern users. The flexible layout supports a range of production or distribution programs while offering the opportunity for efficient tenant improvements. Utility infrastructure is ready to accommodate light industrial equipment and handling systems. With a streamlined entry and internal circulation, equipment and materials can be moved through the space with ease. The property's straightforward configuration allows for immediate occupancy, minimizing downtime for tenants looking to establish or expand their Chicago footprint. This asset delivers the essentials industrial investors seek in a reliable, functional structure.

## LOCATION OVERVIEW

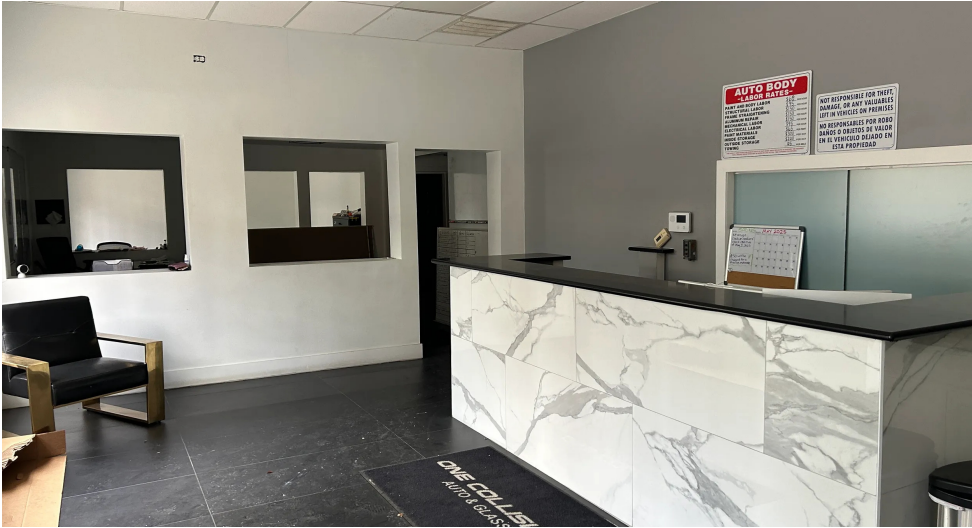
This well-located buttress ceiling building is ideal for any auto use or light industrial use.

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SVN | CHICAGO COMMERCIAL 2

ADDITIONAL PHOTOS



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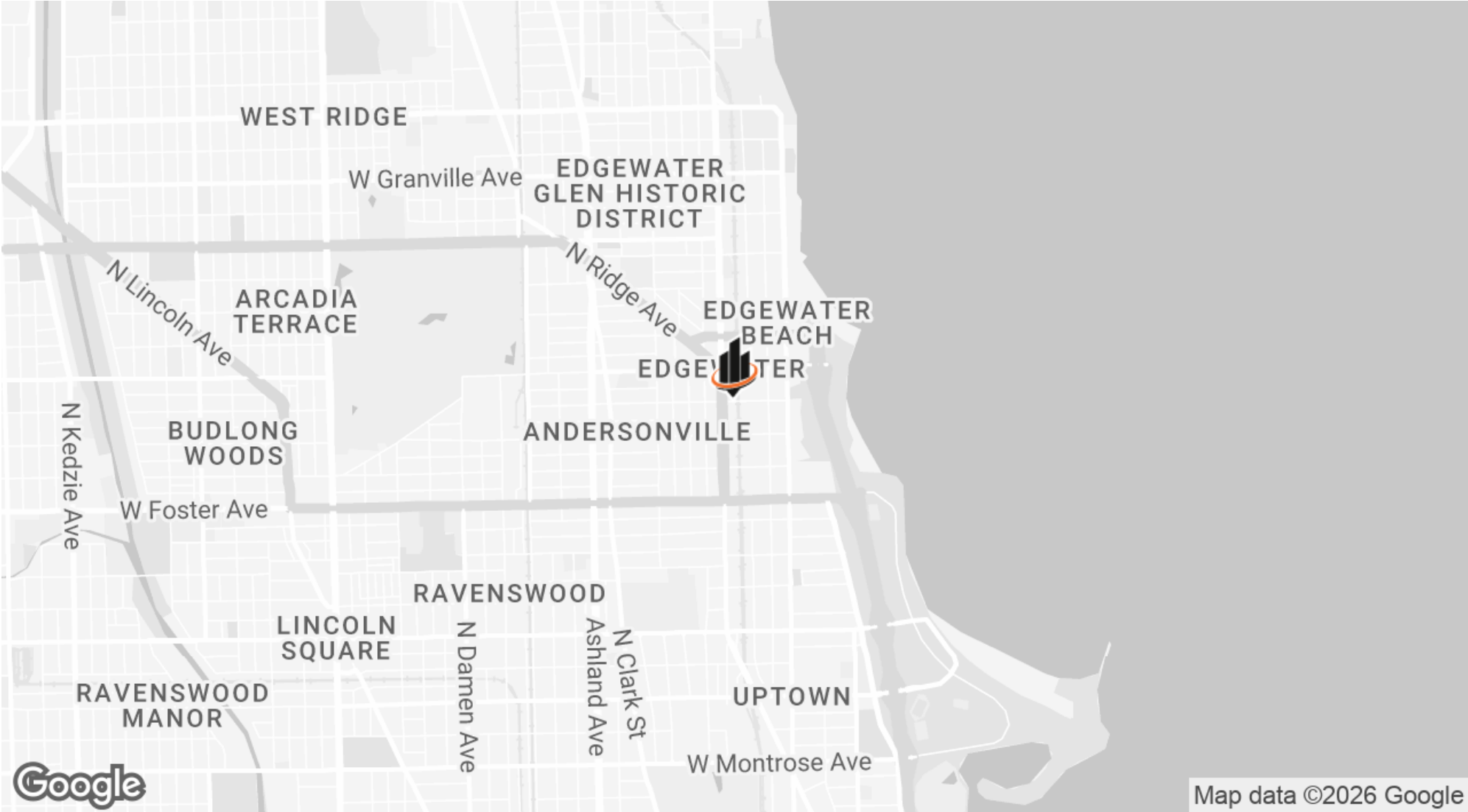
# NEARBY RETAILER MAP



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

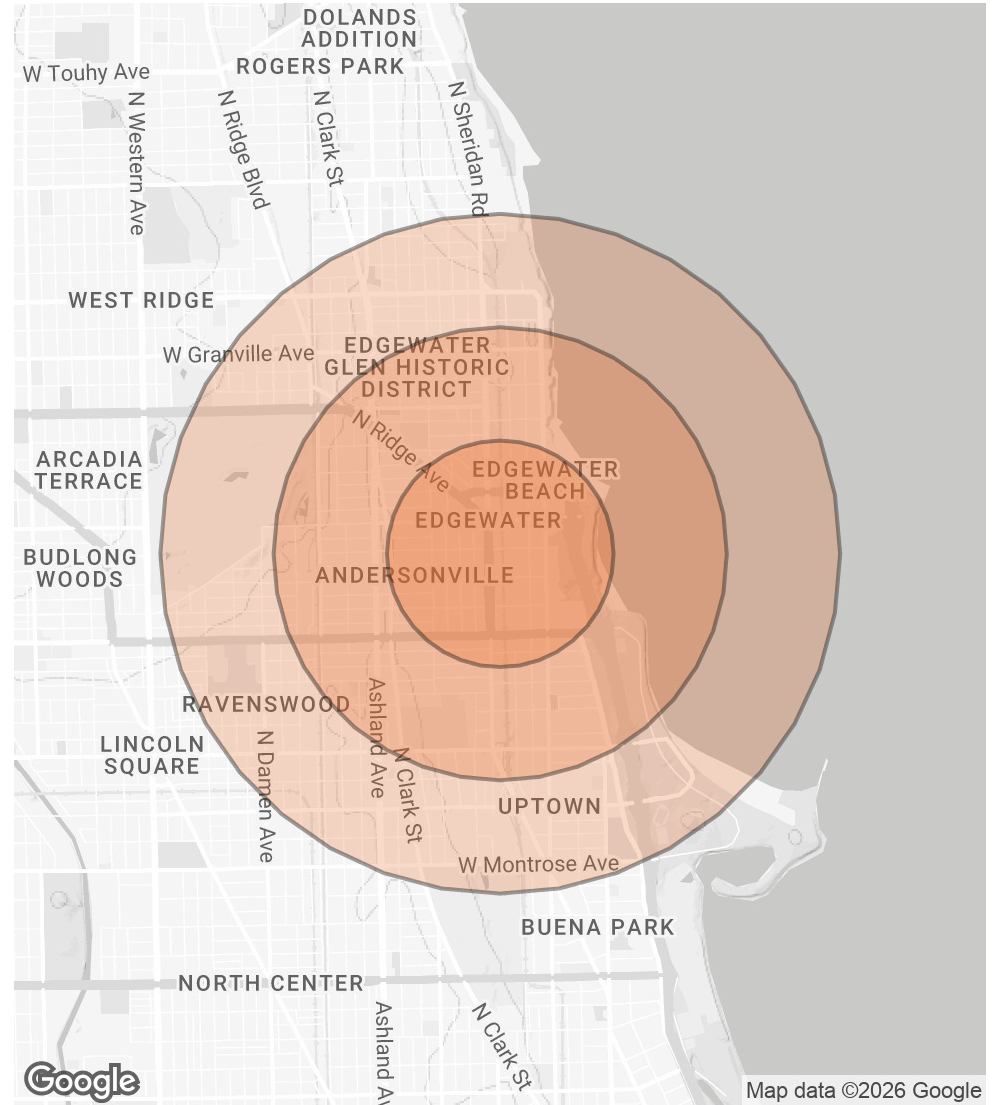
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	25,152	72,171	125,189
AVERAGE AGE	42.4	40.5	37.7
AVERAGE AGE (MALE)	42.1	41.6	39.0
AVERAGE AGE (FEMALE)	42.4	40.1	37.5

## HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	15,325	41,170	66,820
# OF PERSONS PER HH	1.6	1.8	1.9
AVERAGE HH INCOME	\$91,862	\$94,791	\$96,605
AVERAGE HOUSE VALUE	\$363,969	\$387,685	\$389,789



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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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