

# For Lease

4,332 Sq. Ft. (Divisible)

CRER

1401 W. DEVON AVE, CHICAGO, IL 60660



**Sean Mason, CCIM**

Director

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CRER (Chicago Real Estate Resources, Inc.)

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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## PROPERTY DETAILS

### PROPERTY IDENTIFICATION:

1401 W. Devon Ave, Chicago, IL 60660

### SPACE SIZE:

4,332 Sq. Ft.

### LEASE TYPE:

NNN

### LEASE RATE:

Subject to Offer

### COMMUNITY AREA:

Edgewater

### CONDITION:

Shell

### CEILING HEIGHT:

11'6"

### PARKING:

Dedicated surface parking available

### YEAR 1 TAXES PASS THROUGH EST.:

\$4.00 / Sq. Ft.

### YEAR 1 OTHER PASS THROUGHS EST.:

\$2.00 / Sq. Ft.

## PROPERTY SUMMARY

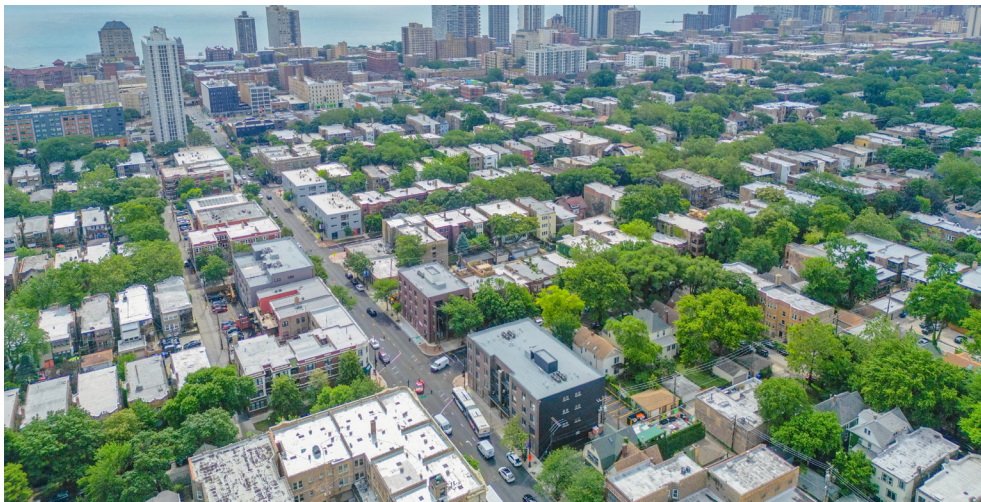
CRER is excited to offer a distinctive leasing opportunity in the dynamic intersection of Rogers Park and Edgewater. This 4,332 SF commercial space, positioned on the first floor of a new mixed-use development, comes from the renowned Vari Architects. Currently in shell condition, this expansive area presents a unique opportunity for customizing a business space to fit specific needs.

Perfectly situated at a prominent hard corner near Loyola University, which is bustling with a student population of 12,000 undergraduates, the location ensures constant foot traffic and high visibility. The property's B3-2 zoning allows for a versatile range of business types, from retail to dining to service-oriented establishments. Additionally, dedicated surface parking spots provide convenient access for both customers and business owners, making this an ideal spot for thriving enterprises seeking growth in a vibrant neighborhood.

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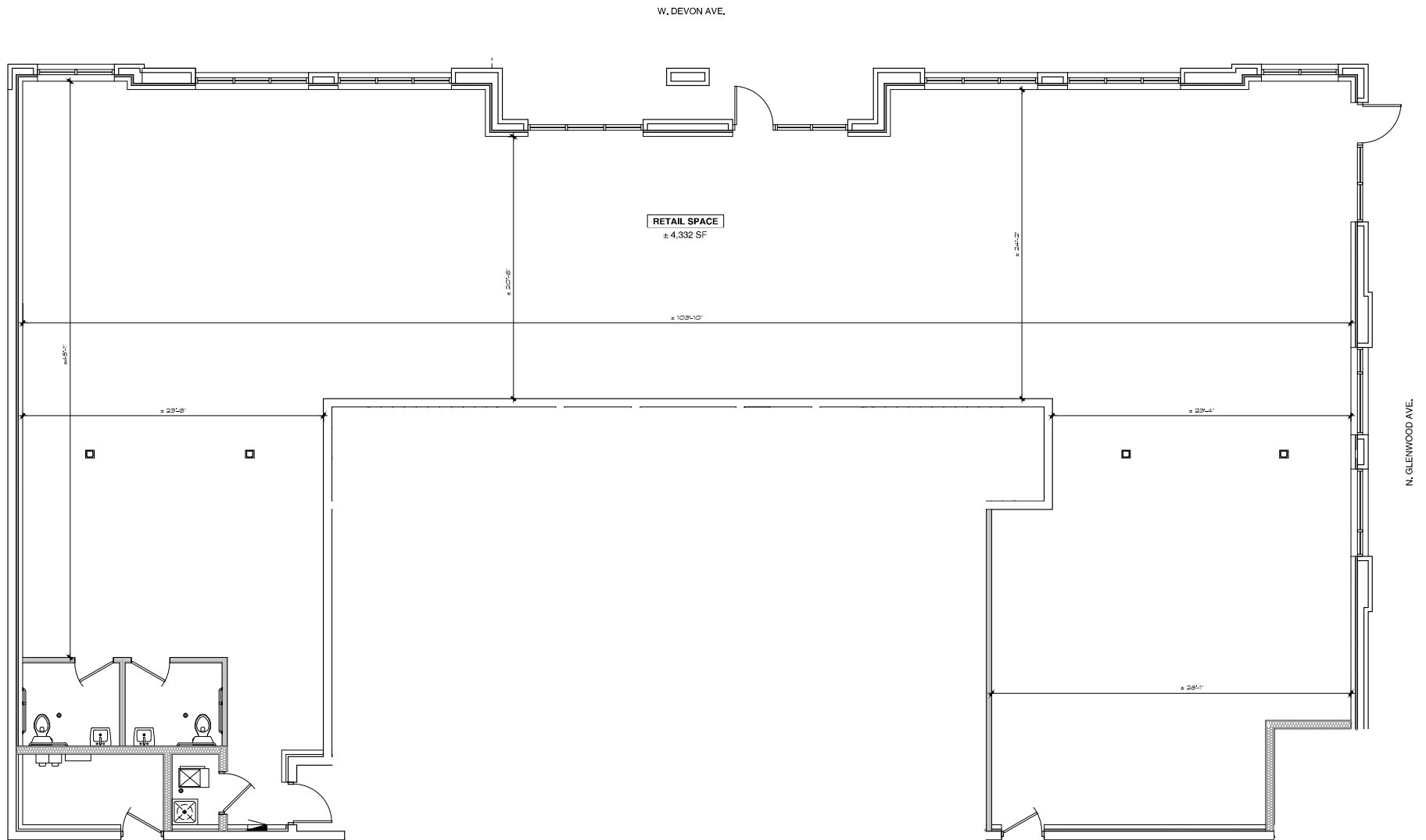


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1 GROUND FLOOR PLAN

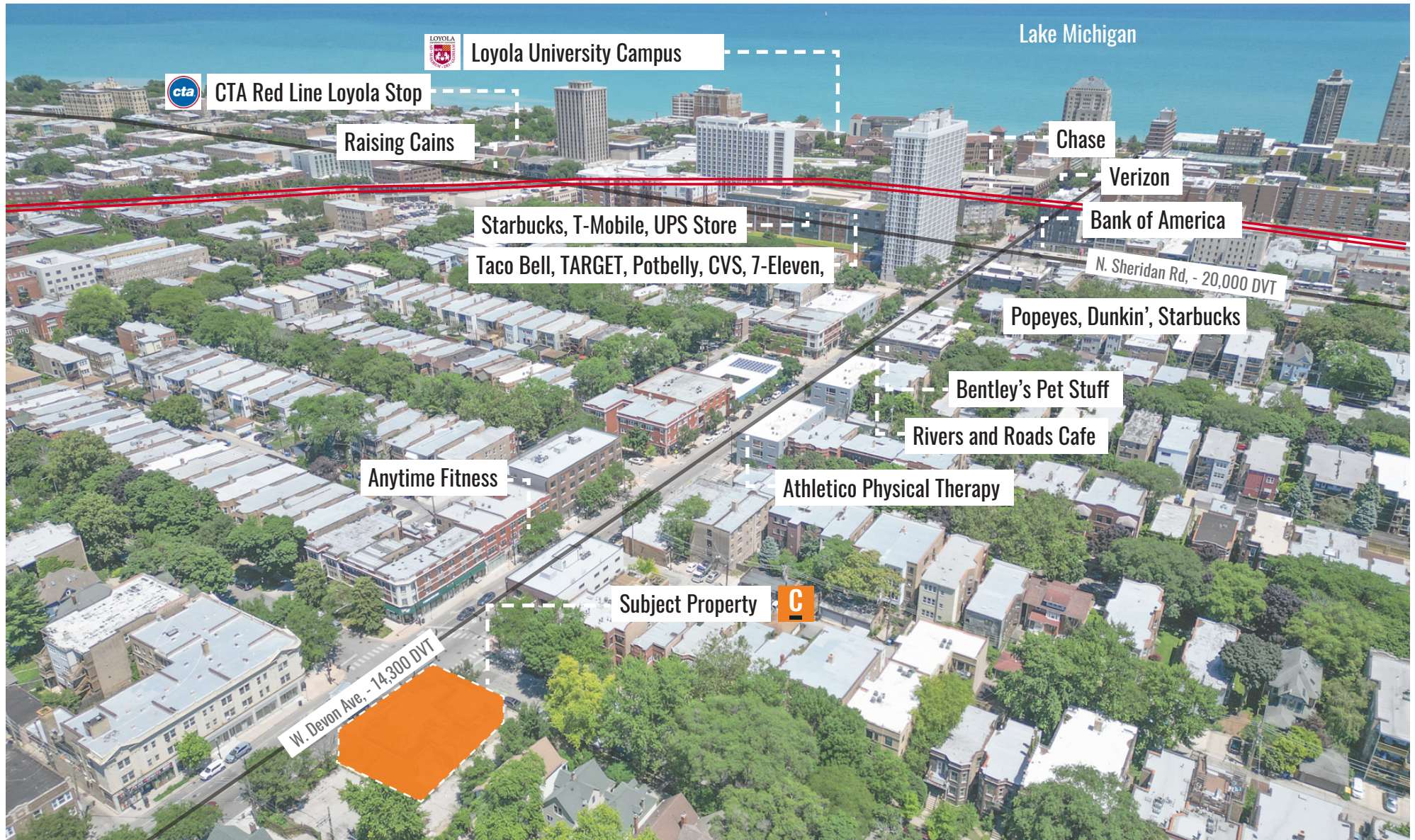
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## TRANSPORTATION

 <u>TRANSIT/SUBWAY</u>	<u>DRIVE</u>	<u>WALK</u>	<u>DISTANCE</u>
 ■ Loyola Station (Red Line)	2 min	6 min	0.3 mi
 ■ Granville Station (RedLine)	1 min	10 min	0.5 mi
 ■ Thorndale Station (Red Line)	2 min	15 min	0.8 mi
 ■ Morse Station (Red Line)	3 min	17 min	0.9 mi

 <u>COMMUTER RAIL</u>	<u>DRIVE</u>	<u>WALK</u>	<u>DISTANCE</u>
 Rogers Park Station Commuter Rail (Union Pacific North Line)	4 min	-	1.6 mi
 Ravenswood Station Commuter Rail (Union Pacific North Line)	6 min	-	3.1 mi

 <u>AIRPORT</u>	<u>DRIVE</u>	<u>WALK</u>	<u>DISTANCE</u>
 Chicago O'Hare International Airport	25 min	-	14.3 mi
 Chicago Midway International Airport	30 min	-	20.9 mi

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	79,212	341,428	698,976
2029 Population	79,997	343,741	700,627
Pop Growth 2024-2029	+ 0.99%	+ 0.68%	+ 0.24%
Average Age	39	39	39
2024 Total Households	36,179	147,977	301,213
HH Growth 2024-2029	+ 0.53%	+ 0.20%	(0.12%)
Median Household Inc	\$51,104	\$63,340	\$76,404
Avg Household Size	2.00	2.20	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$254,828	\$324,982	\$377,046
Median Year Built	1952	1949	1949

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Located in the vibrant Edgewater Community Area, this commercial real estate space boasts an excellent location near Loyola University Chicago. Known for its rich cultural diversity and active community life, Edgewater offers a bustling environment that is ideal for any business looking to establish or expand its presence. The area is frequented by students, locals, and visitors, providing significant foot traffic and high visibility for businesses.

This property is particularly suitable for retail shops, cafes, or service-oriented enterprises seeking to capitalize on the consistent flow of potential customers. Its proximity to significant educational and residential buildings enhances its appeal, ensuring a continuous stream of patrons. Offering a unique opportunity to tap into Edgewater's dynamic and progressive community, this space is the perfect venue to elevate your business and connect with the heart of one of Chicago's most lively neighborhoods.

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SEAN MASON, CCIM



In six years with CRER, Sean has focused primarily on multifamily and industrial investment sales as well as ground up development projects. He is also in charge of all leasing for a one million square foot industrial portfolio in Chicago. He sets himself apart with his exceptional client service record in delivering honest and straightforward guidance through all aspects of portfolio ownership and management.

He came to CRER after 15 years working in capital markets and he brings a deep understanding of financial analysis and risk management principles to assist clients interested in expanding and diversifying their investment property portfolios. Sean was born and raised in Chicago and graduated cum laude from Harvard in 2000. He lives in Burr Ridge with his wife and kids. In his spare time, Sean coached high school baseball for twenty years, most recently as the Head Coach at Saint Ignatius College Prep, his alma mater, from 2011-2020. In 2018, Sean was named the Coach of the Year in Illinois by the Illinois High School Athletic Association.

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## COMPANY ACHIEVEMENTS

- 96% Satisfaction rate among our clients
- 16 Years Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 20 Years of continuous company growth

## COMPANY INTRODUCTION

CERE (Chicago Real Estate Resources, Inc.) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

## PARTNERSHIPS

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



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**Sales & Leasing**

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[www.CRER.com](http://www.CRER.com) [JoinCrer.com](http://JoinCrer.com) [CRER-Cares.com](http://CRER-Cares.com)



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