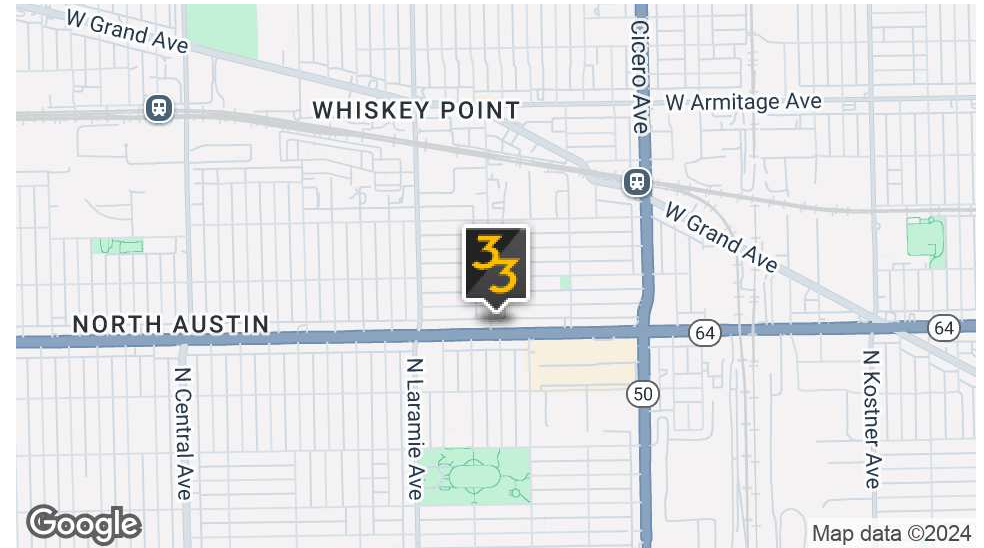


5032 W NORTH AVENUE - COMMERCIAL FOR LEASE

5032 W NORTH AVE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$1,370.00 per month (MG)
Available SF:	1,100 SF
Year Built:	1929
Zoning:	C2-1

PROPERTY OVERVIEW

We are pleased to present for lease 5032 W North Avenue, a +/- 1,100 SF ground floor commercial space for lease in the North Austin Neighborhood of Chicago.

The property is zoned C2-1 and includes hot water, while the tenant is responsible for monthly rent, electric, and gas. The space is available for lease for \$1,370/month.

PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



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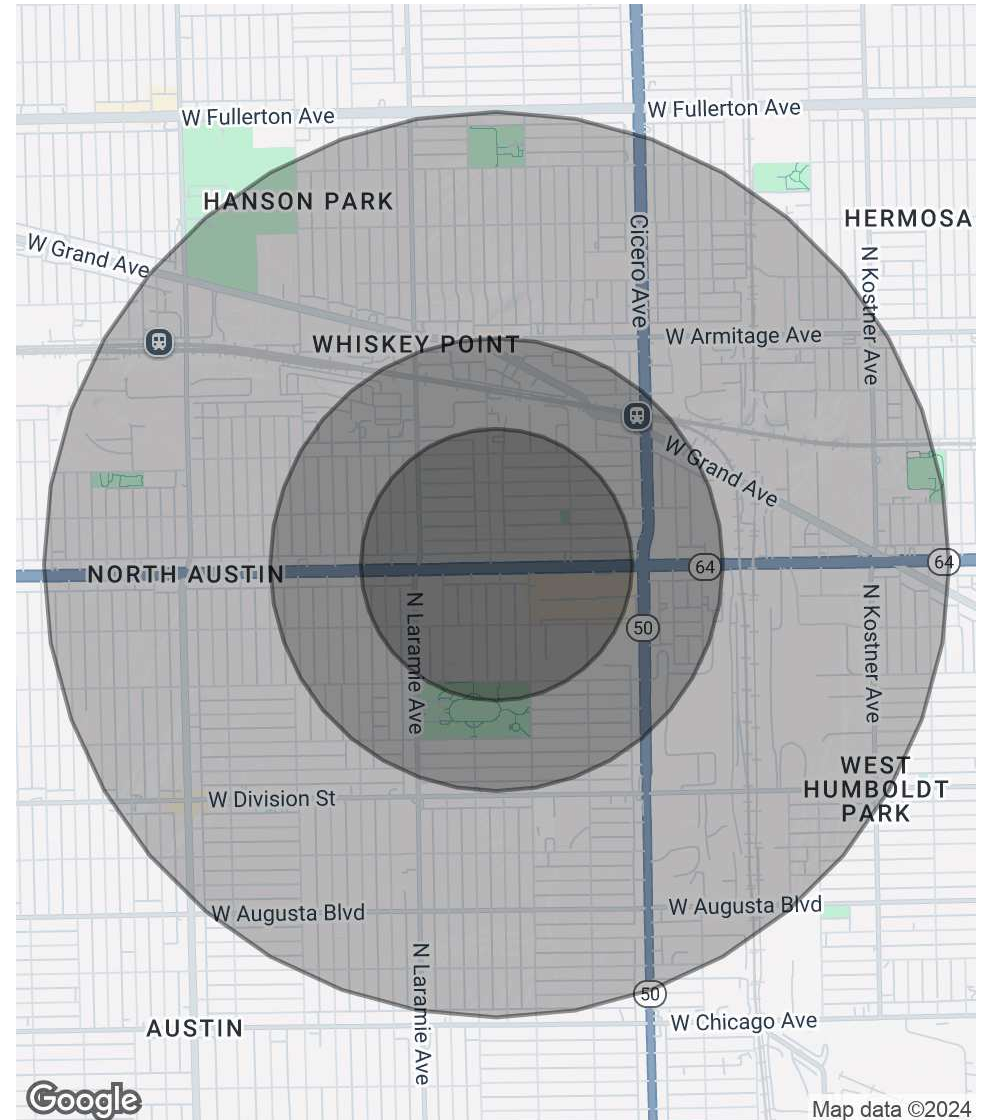
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,322	9,607	45,221
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,478	3,292	15,147
# of Persons per HH	2.9	2.9	3
Average HH Income	\$76,707	\$74,999	\$73,299
Average House Value	\$277,598	\$309,365	\$307,651

Demographics data derived from AlphaMap

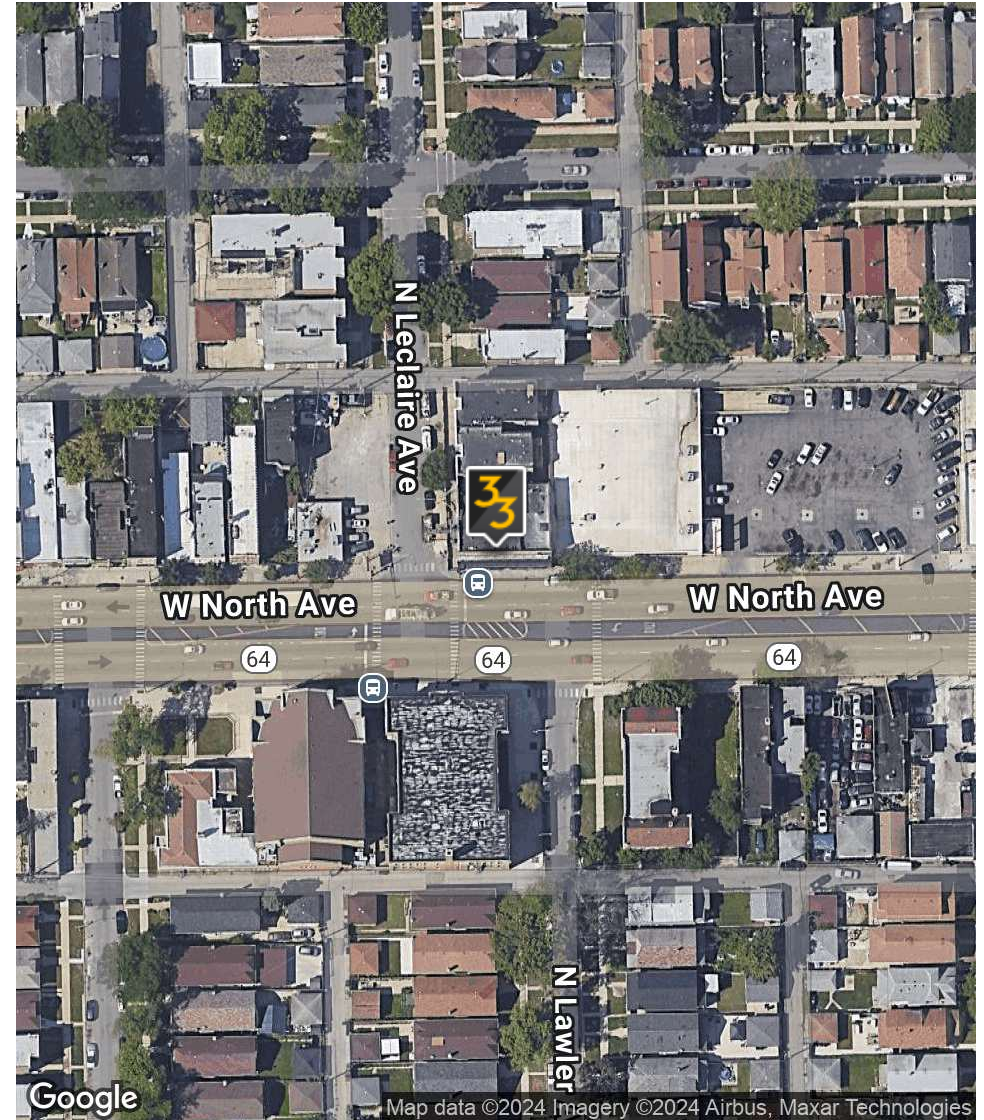
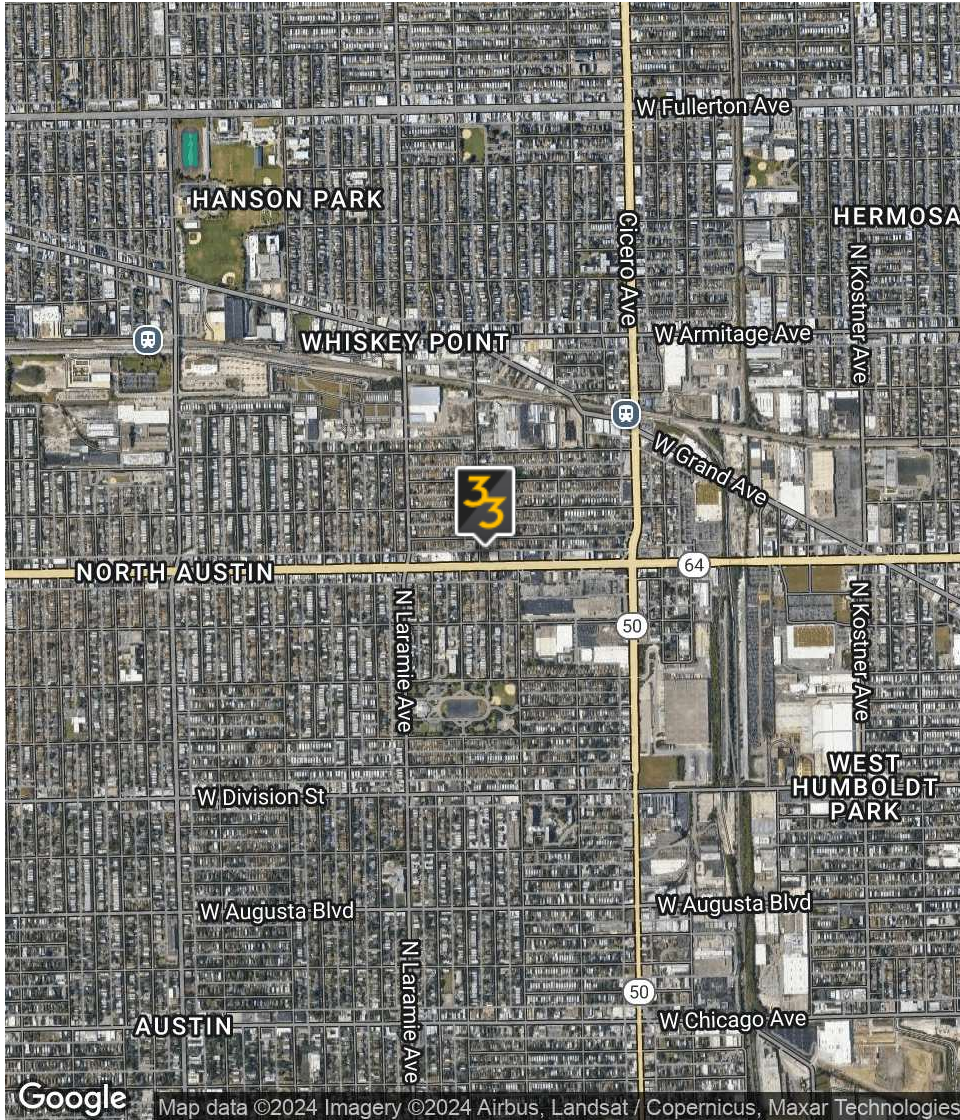


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GENE HART

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IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

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REALTY