

RETAIL/WAREHOUSE

3856-3868 W GRAND

Available For Sale

KAIN
REAL ESTATE

CHICAGO NORTHWEST

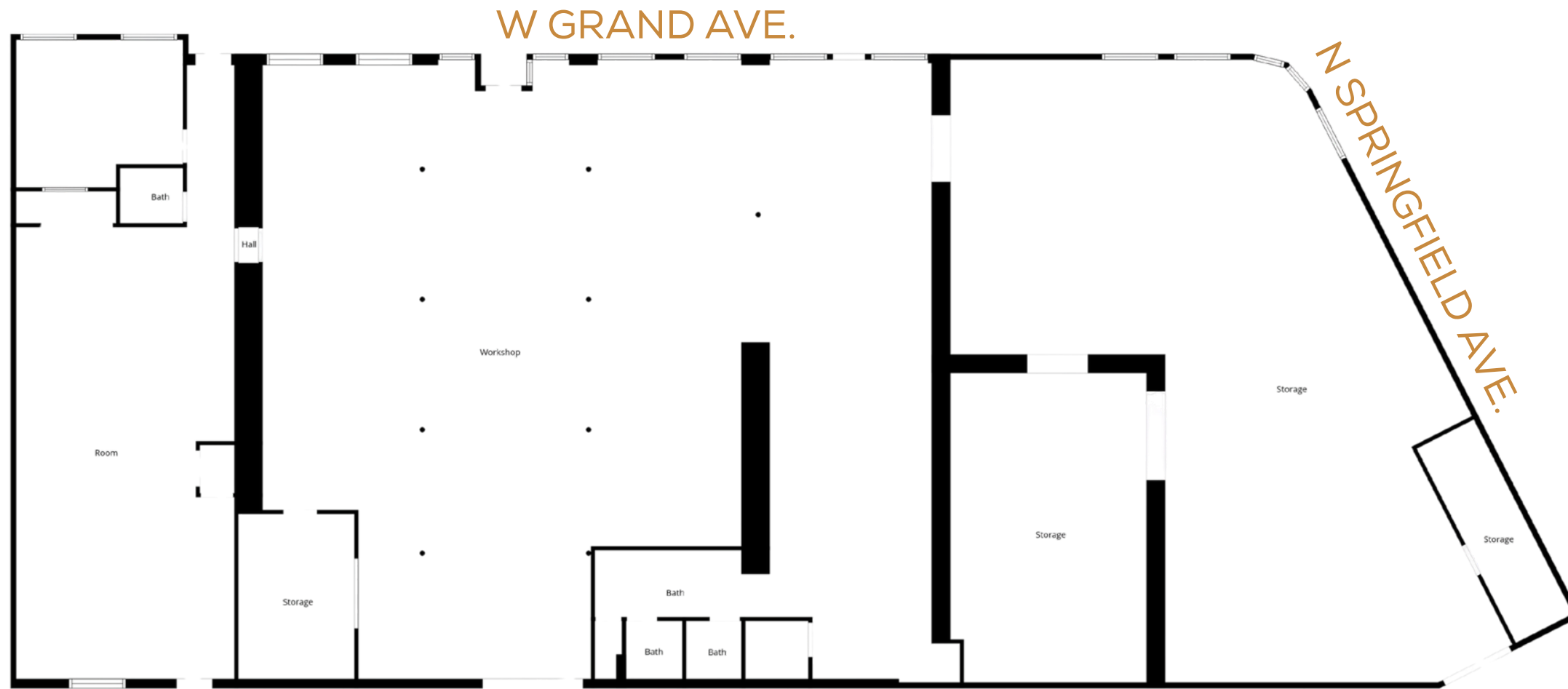
Chicago | IL



SPACE PLANS

3856-3868 W GRAND

Available For Sale



HIGHLIGHTS

- ±8,250 SF Building
- ±17,000 SF Land
- 15+ Car Parking
- 1 Drive in Door



THE OPPORTUNITY

This 8,250 SF retail warehouse space is located at the corner of W Grand Avenue and N Springfield Avenue.

Its open floor plan provides flexibility for a variety of retail opportunities. Multiple entrances provide convenient access and the potential to subdivide the space, giving investors the ability to maximize the value of the property and customize the space to best fit their needs.

Street parking is available for customers. In addition, a private courtyard in the rear of the property offers additional parking, storage space, or the opportunity for outdoor client or employee amenities. The single, drive-in door at the back of the building can be accessed from the yard.

SITE PLANS

3856-3868 W GRAND

Available For Sale



PHOTOS

3856-3868 W GRAND

Available For Sale

KAIN
REAL ESTATE

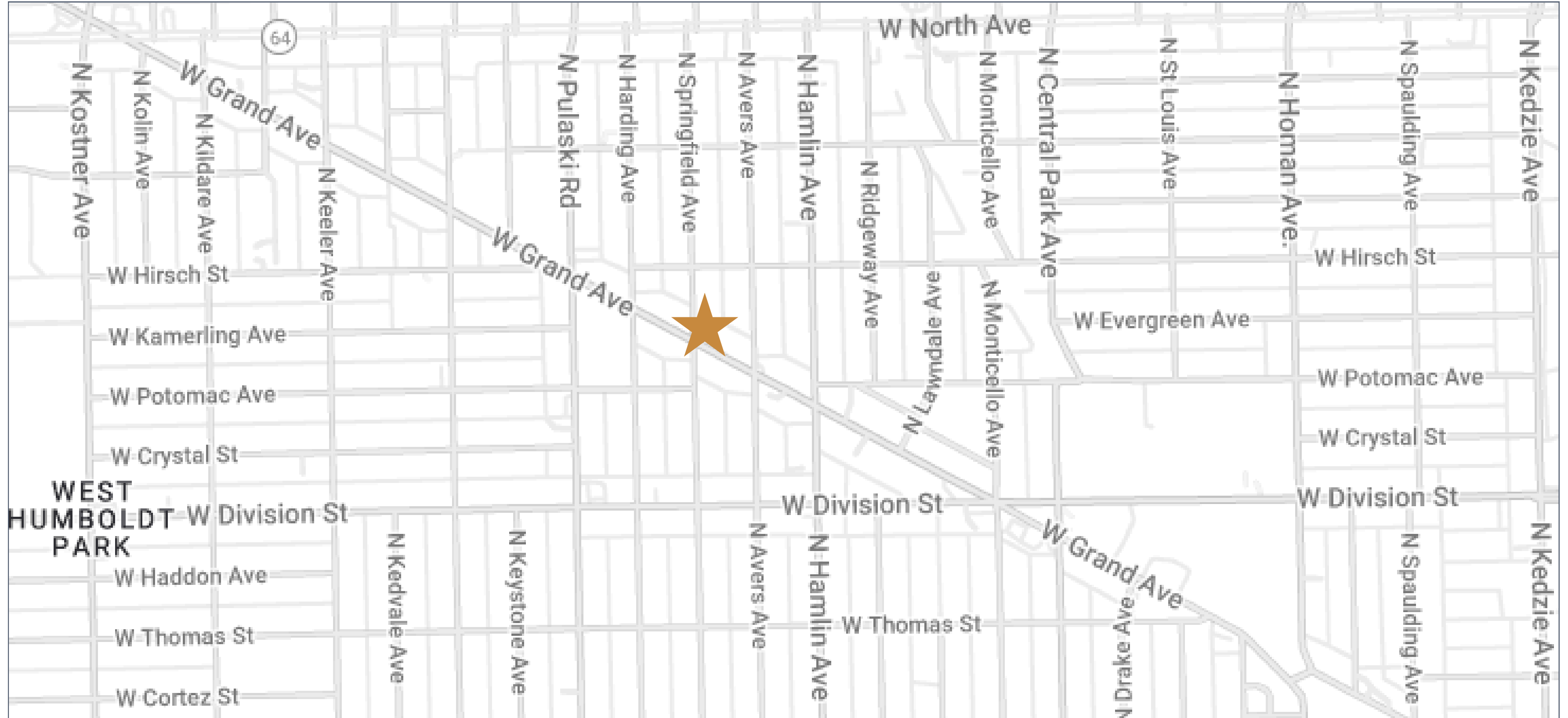


AERIAL MAP

3856-3868 W GRAND

Available For Sale

KAIN
REAL ESTATE



THE OPPORTUNITY

3856-3868 W GRAND

Available For Sale



LOCATION

Northwest Chicago at the intersection of W Grand Ave. and N Springfield Ave.

SIZE

TOTAL: 8,250 square feet

STATUS

Completed in 1990

CEILING HEIGHTS

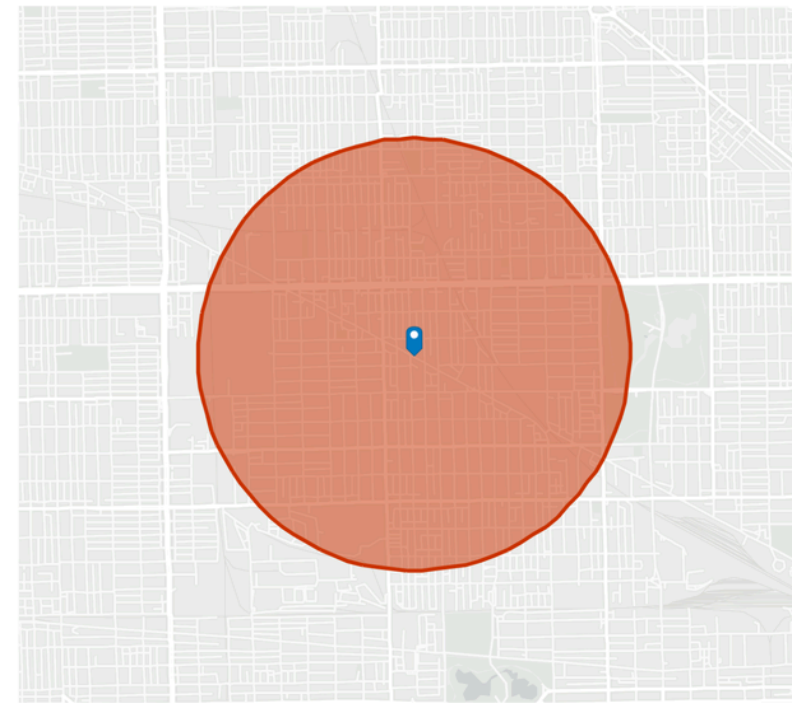
13 feet
(9 feet in paneled showroom)

ZONING

B3-1 Community Shopping District

NEIGHBORING BUSINESSES

Grand Auto Glass, Eagle Collision, In Slight Slgn Company, Extra Space Storage, Advance Auto Parts, Family Dollar

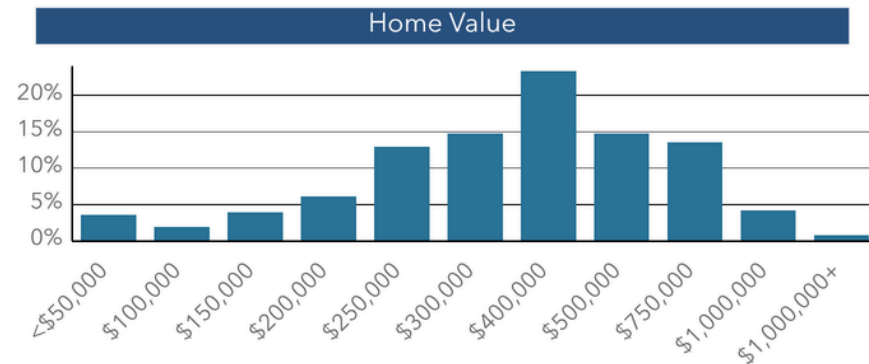
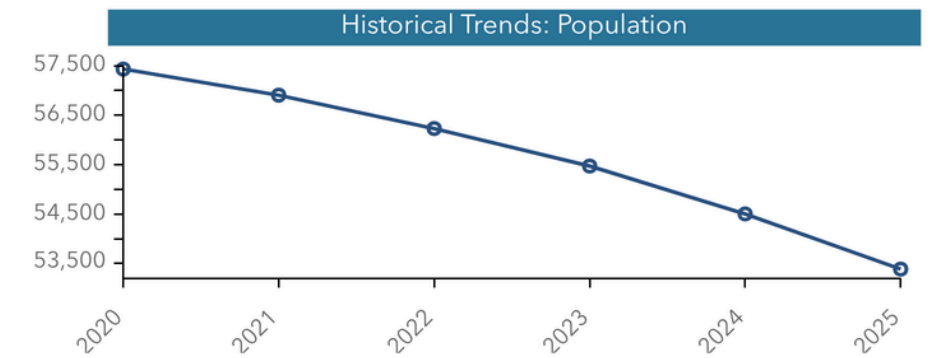


Population Trends and Key Indicators

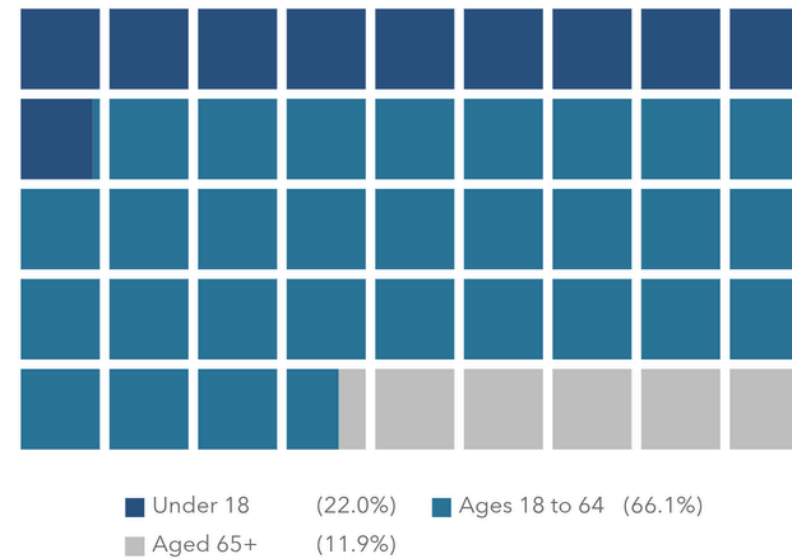
3858 W Grand Ave, Chicago, Illinois, 60651
Ring of 1 mile

53,387	19,860	2.67	34.9	\$61,832	\$329,079	49	62	85
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

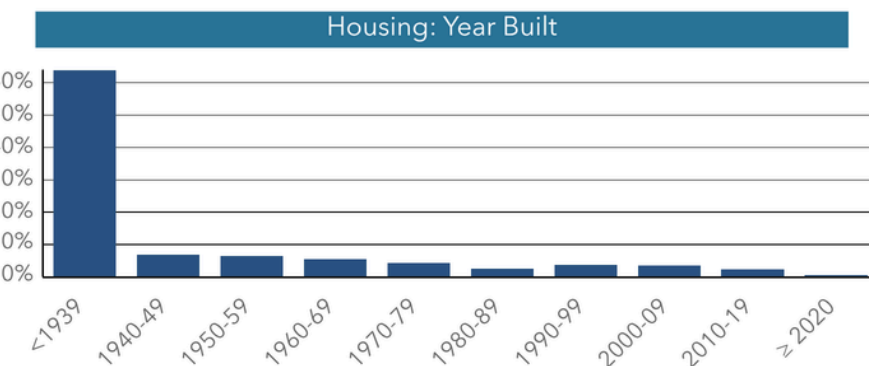
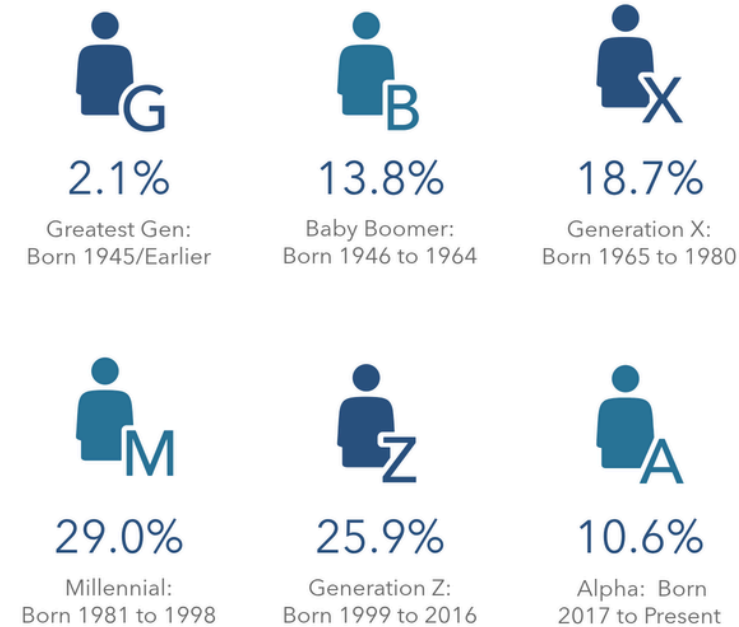
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**FOR MORE
INFORMATION:**

TORI SILVER
TORI@KAINREALESTATE.COM
(847) 924-8187

ALLAN R. PERALES
ALLAN@KAINREALESTATE.COM
(312) 852-5526

