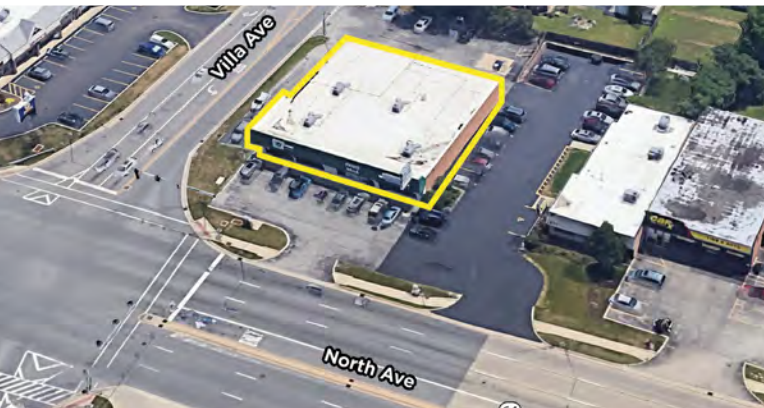


2,400 SF RETAIL DIRECTLY ON NORTH AVE! FOR LEASE

383 E. NORTH AVE | VILLA PARK, IL



 PRESENTED BY
your NEXT LEVEL TEAM
CHICAGO COMMERCIAL



Olivia Czyzynski
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fluent in Polish

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312.676.1865

Lina Adamis
224.723.2528

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.50 PSF/yr (NNN)
CAM & TAXES:	\$5.84 PSF/yr
BUILDING SIZE:	8,400 SF
AVAILABLE SF:	2,400 SF
LOT SIZE:	0.38 Acres
ZONING:	C-3
MARKET:	Western Suburbs
SUBMARKET:	Villa Park
VPD:	46,000
APN:	06-03-101-014

PROPERTY OVERVIEW

One 2,400 SF space is becoming available 06/2026 in an 8,400 SF building directly on North Avenue and immediately west of Route 83 on the border of Elmhurst. Excellent visibility with pylon and building signage available. This is a great opportunity for office or retail to be located directly on busy North Avenue in a very busy trade area and enjoy the low taxes of Villa Park.

PROPERTY HIGHLIGHTS

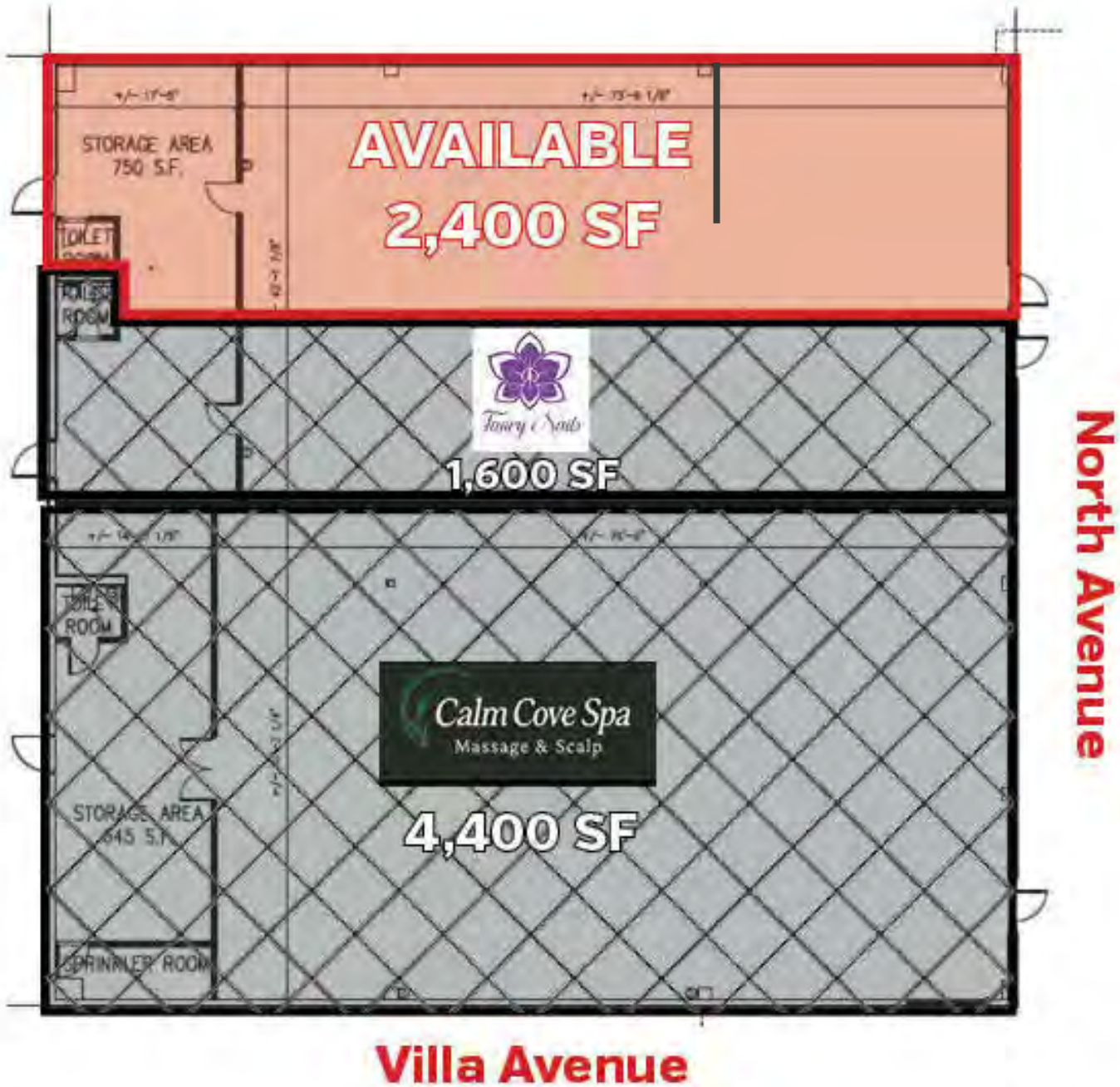
- 2,400 SF space available 06/2026 for retail, medical or office use
- Desirable hard corner with signalized intersection at North and Villa Avenues
- Large sign panel available on pylon, directly on North Avenue
- Signage available on building
- Parking in front and rear of the building

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SITE PLAN

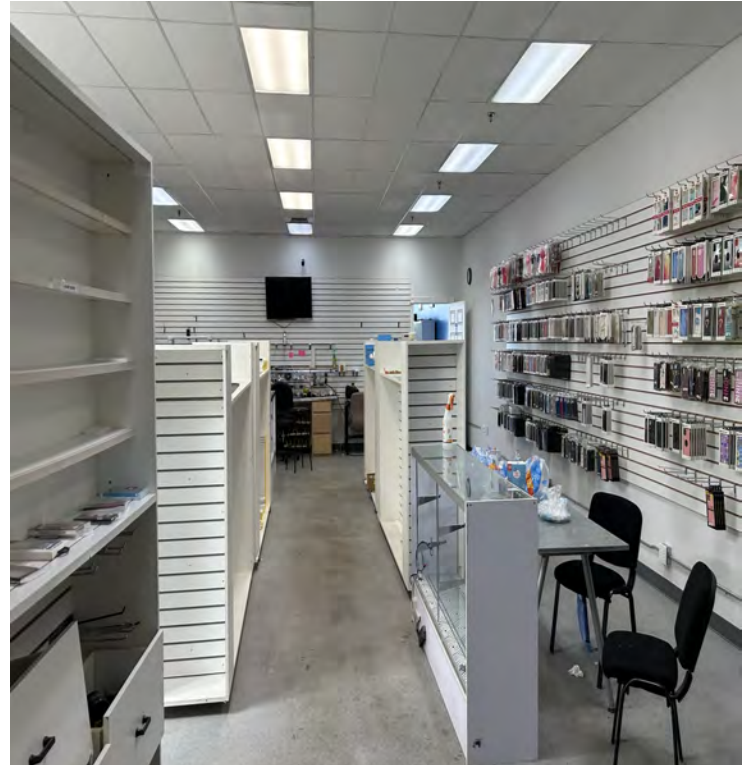
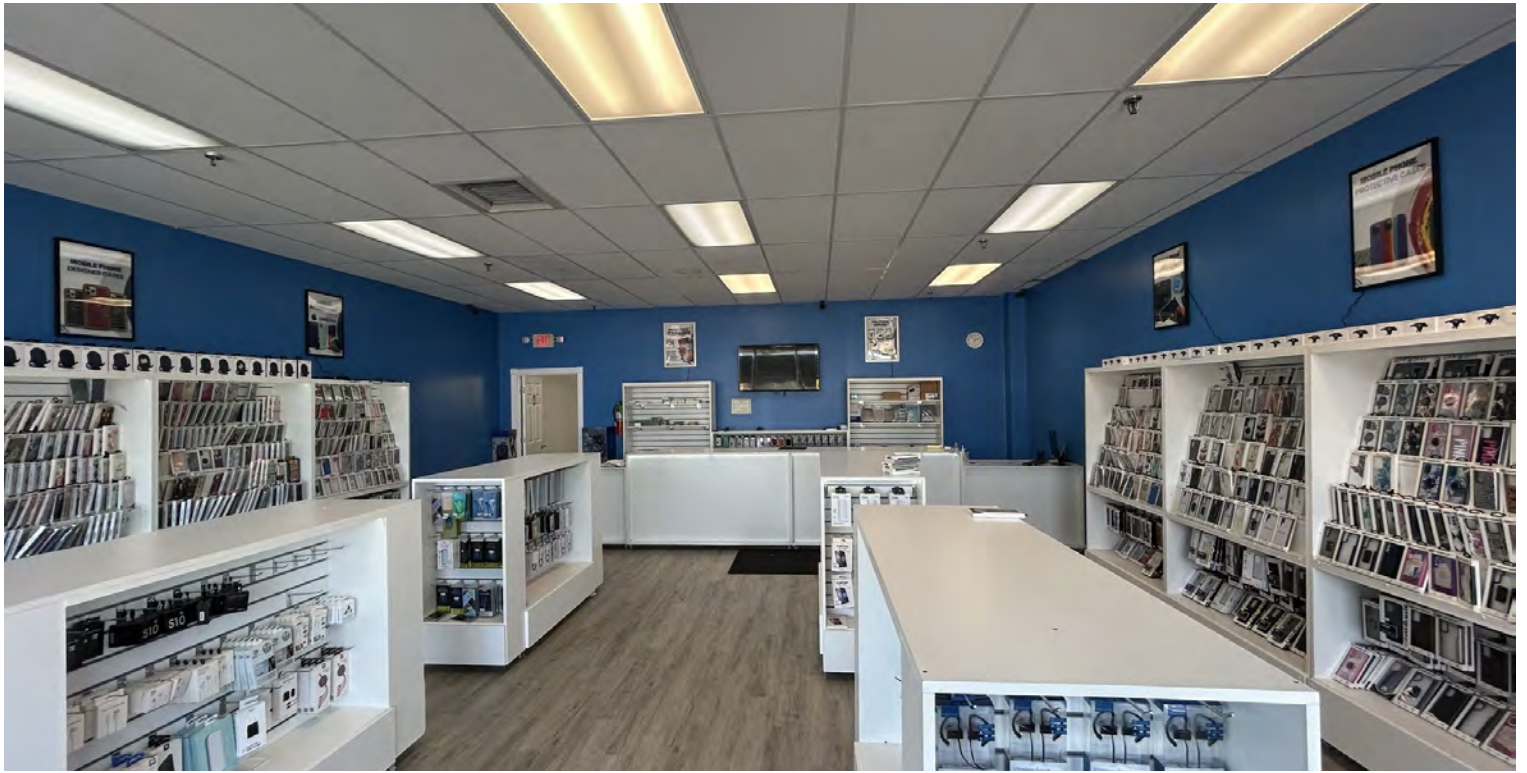


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ADDITIONAL PHOTOS

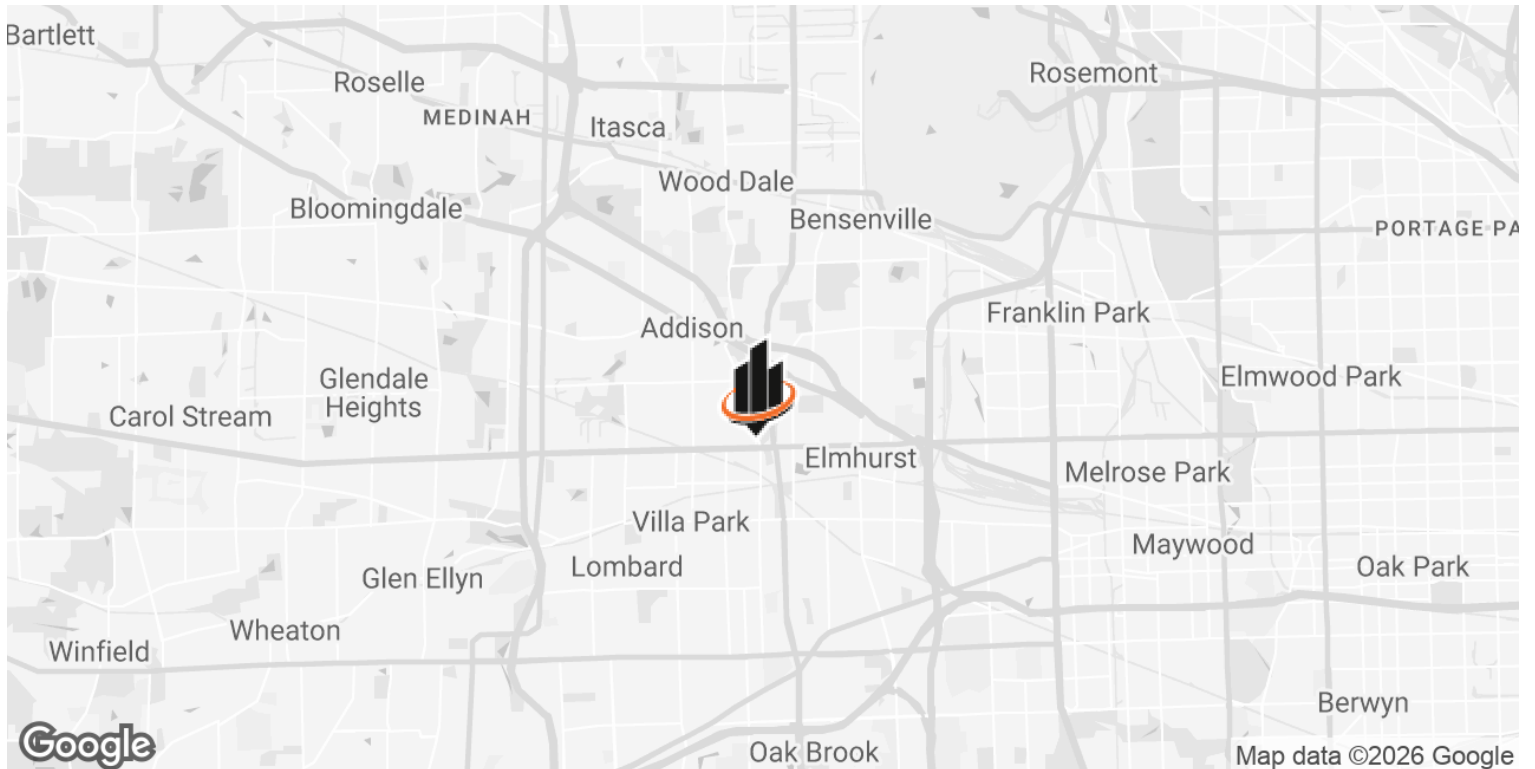
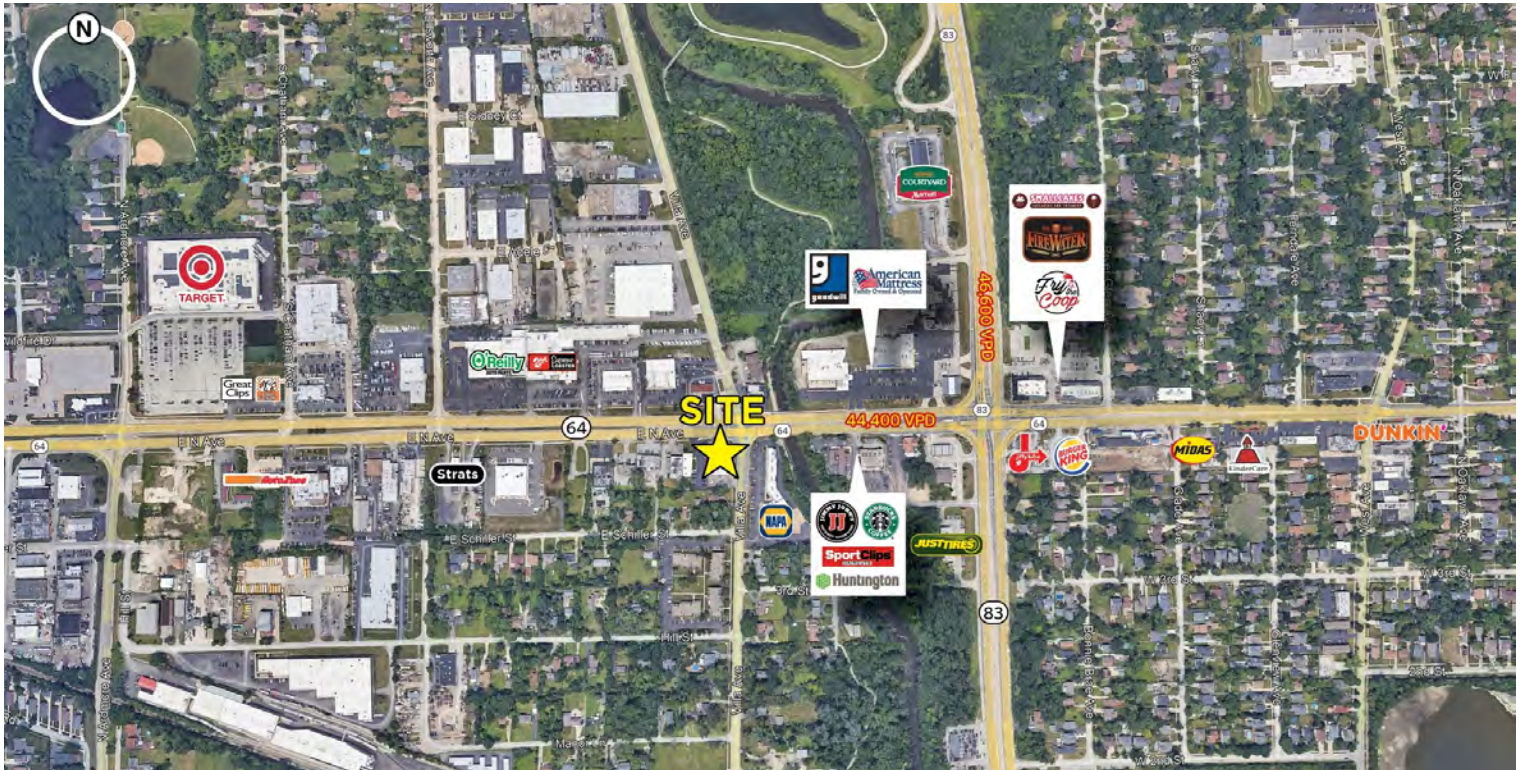


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LOCATION MAPS

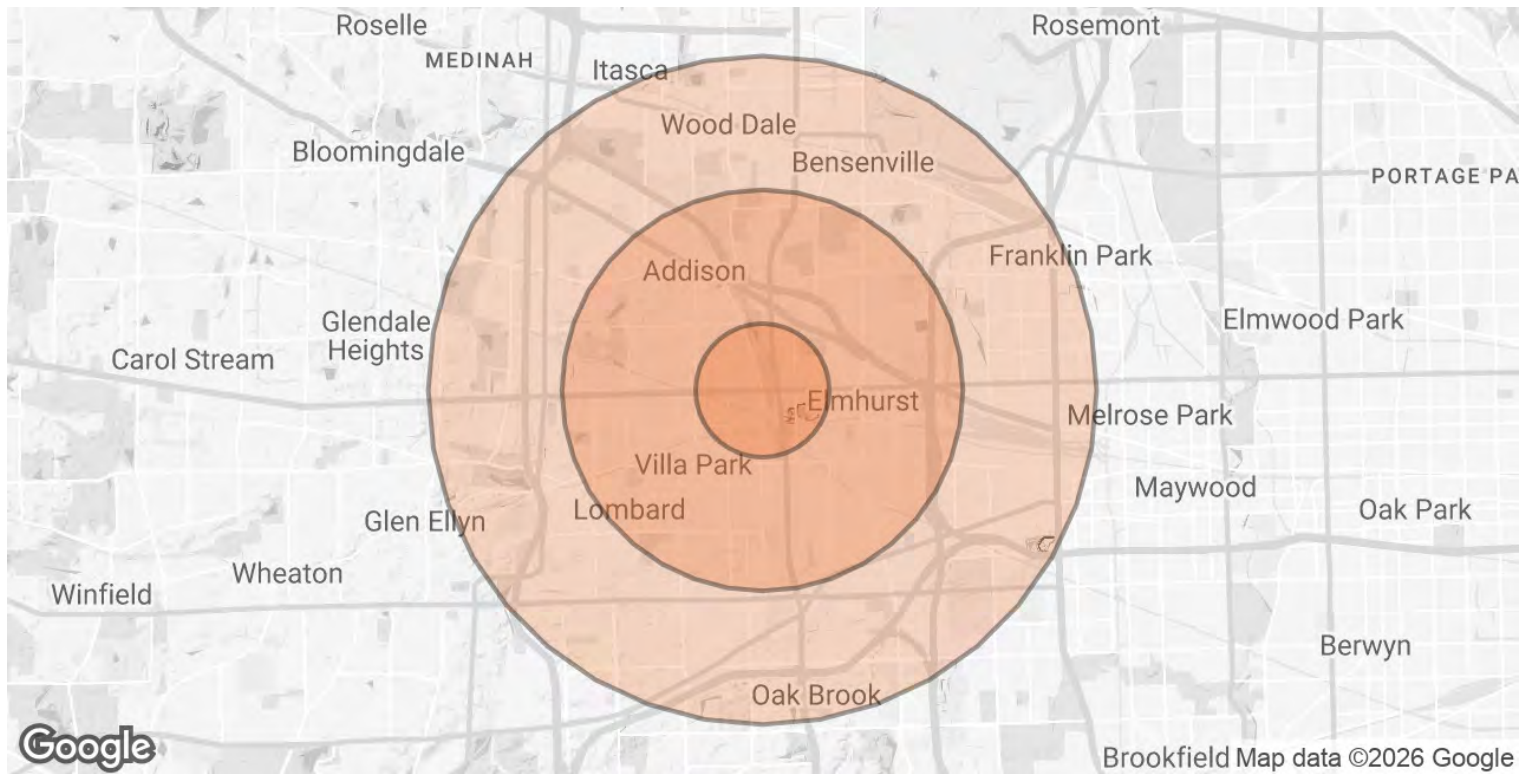


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,989	115,594	289,895
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	40	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,260	41,786	104,482
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$142,143	\$141,719	\$123,305
AVERAGE HOUSE VALUE	\$448,715	\$462,759	\$393,661

Demographics data derived from AlphaMap

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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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