

Fenced Outdoor Storage & Vehicle Parking

FOR LEASE

2101 West Grand Ave
Chicago, IL 60612

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THE SPACE

Location	2101 West Grand Ave Chicago, IL 60612
County	Cook
Cross Street	Hoyne Ave
Size	5,249 SF
Lease Rate	\$5.72 PSF (Yearly)
Lease Type	Gross

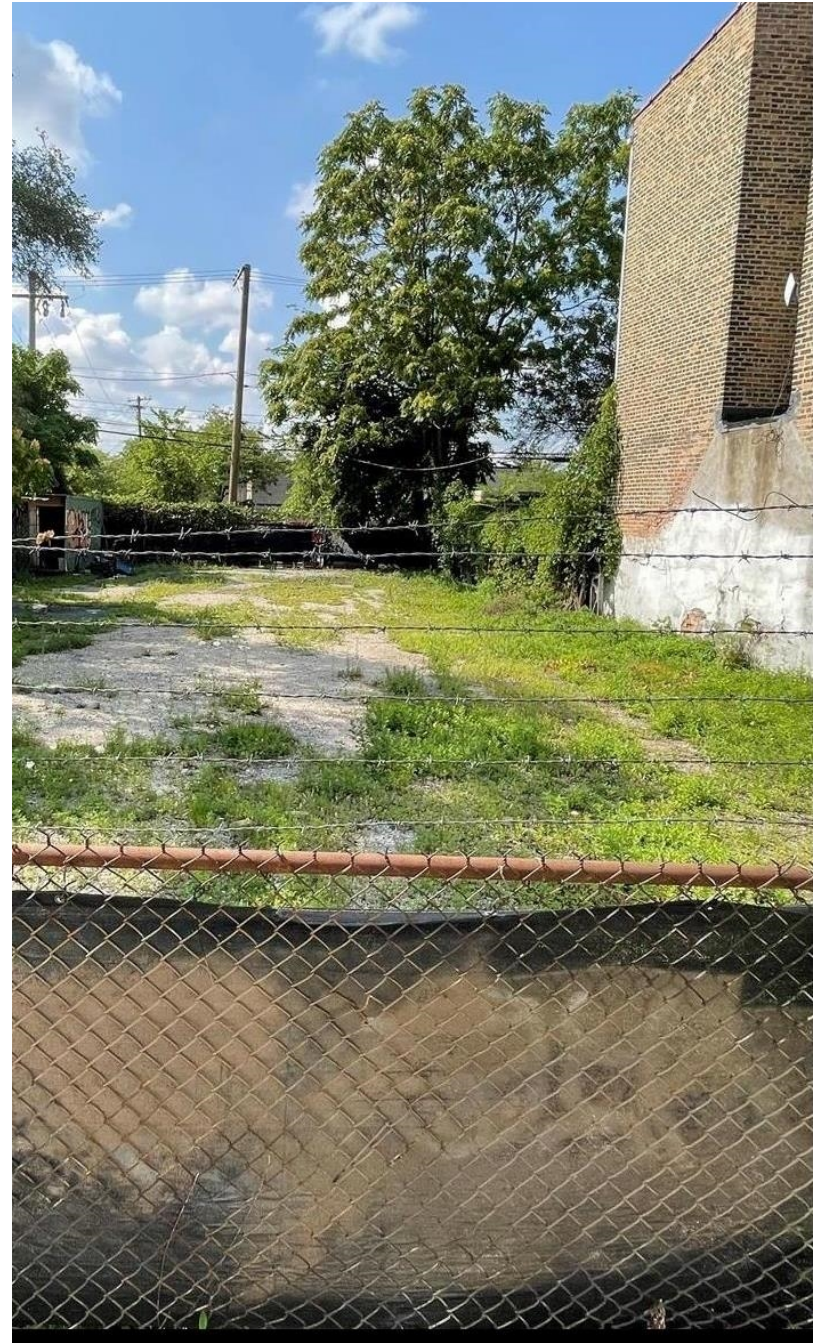
HIGHLIGHTS

- Corner location at Grand Avenue & Hoyne Avenue
- 51' frontage on Grand Avenue & 106' frontage on Hoyne Avenue
- Convenient Chicago location with access to major arterial routes
- Ideal for businesses needing a dedicated urban storage or fleet location



PROPERTY FEATURES

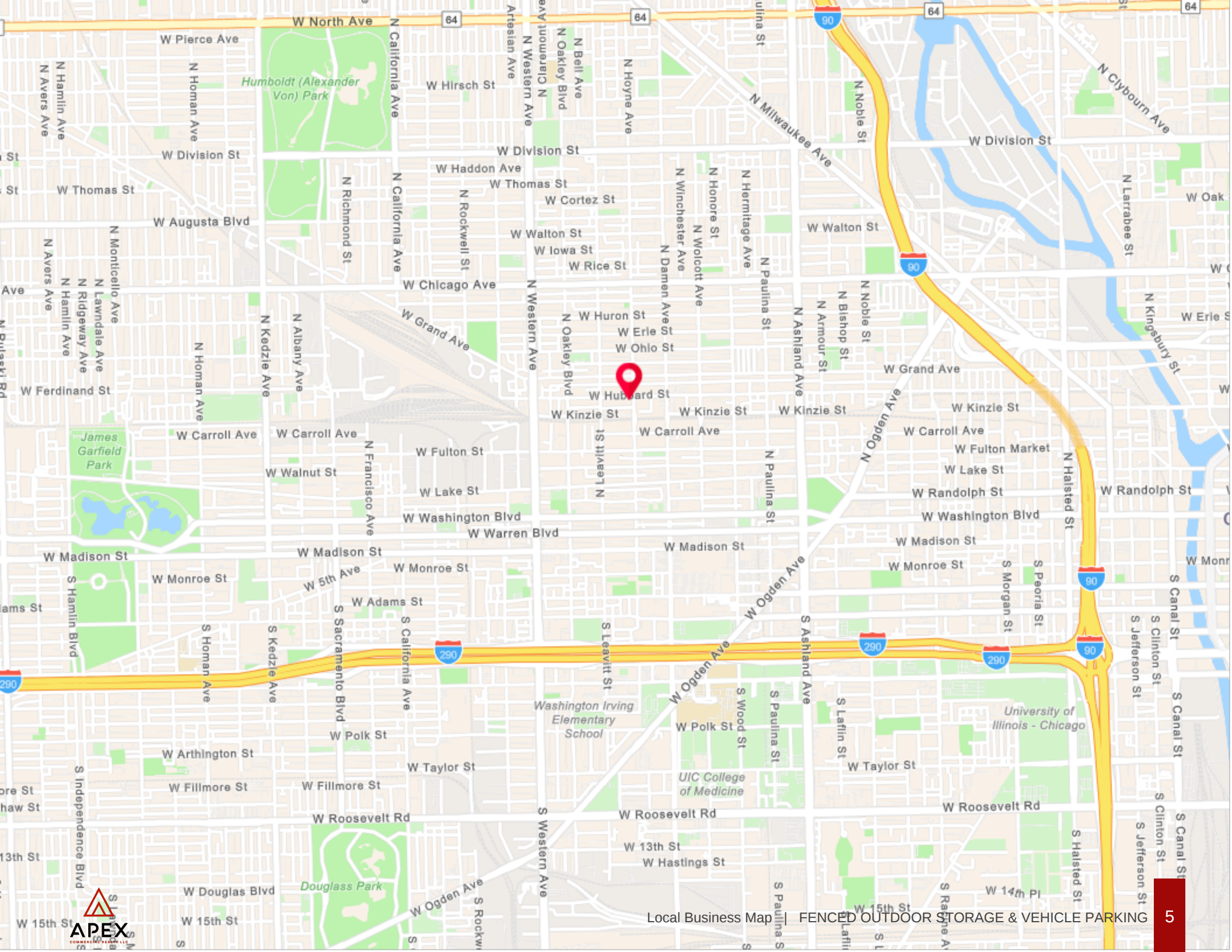
LAND SF	5,249
# OF PARCELS	1
ZONING TYPE	C3-2
CORNER LOCATION	West Grand Ave & Hoyne Ave

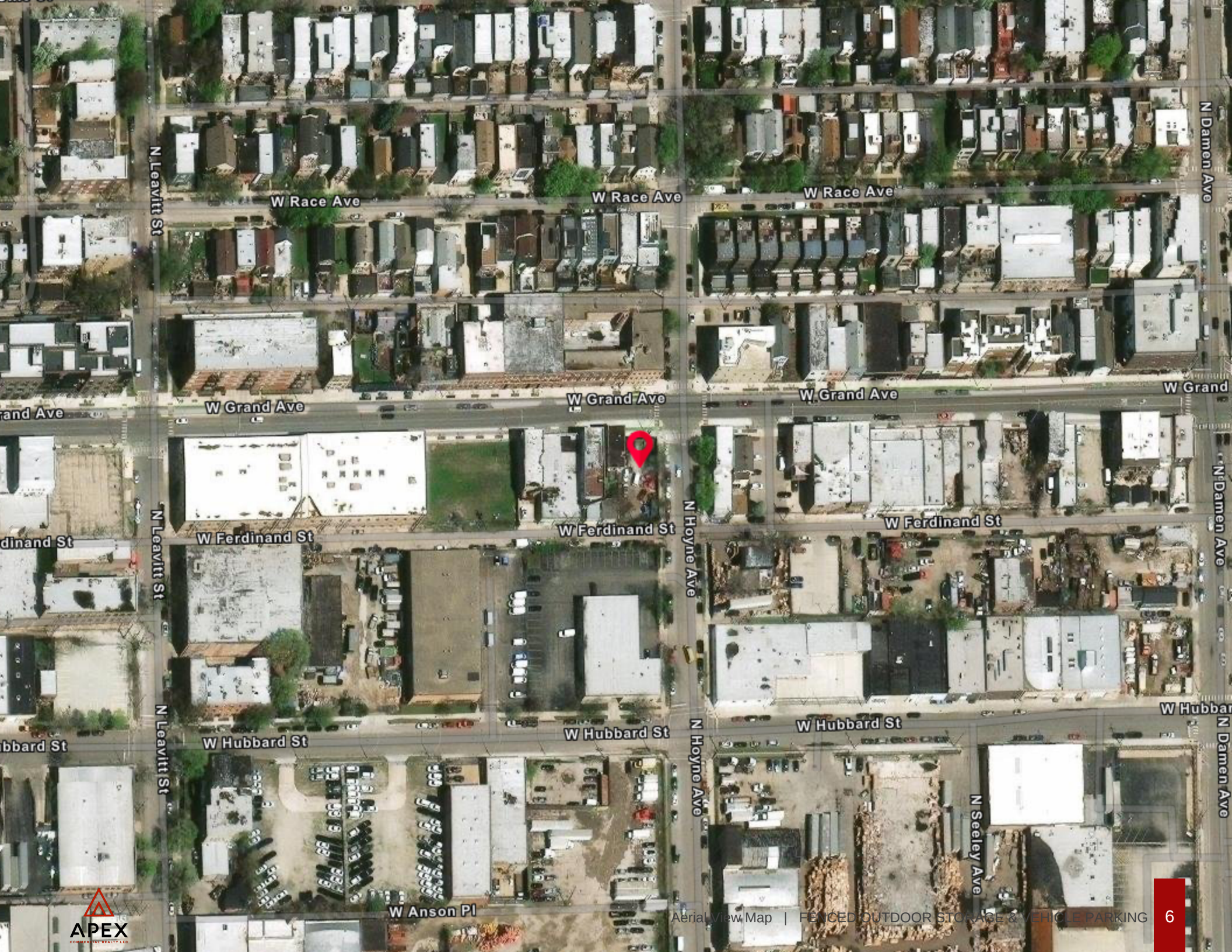


Property Summary

- Rare opportunity to lease a 5,249 SF (0.12-acre) corner lot in Chicago's Northwest City submarket. Zoned C3-2, the property is well positioned for businesses seeking secure outdoor space for industrial storage, contractor operations, utility vehicles, delivery trucks, service fleets, or commercial vehicle parking, subject to applicable zoning and use requirements.
- The site offers excellent access and visibility with approximately 51 feet of frontage on Grand Avenue and 106 feet along Hoyne Avenue.

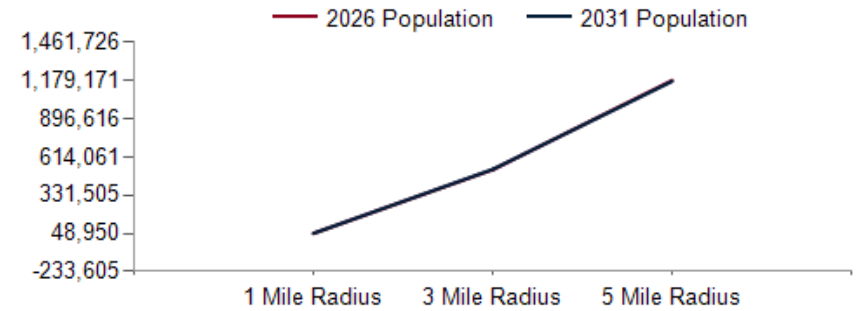




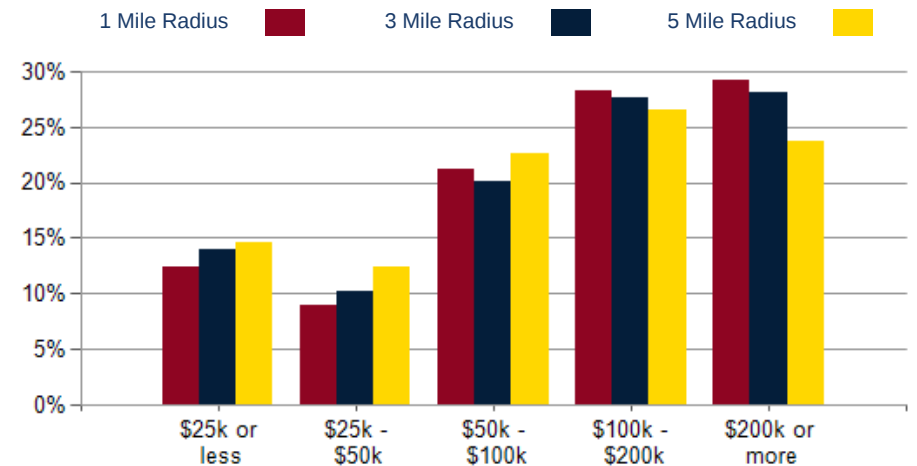


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	49,882	487,614	1,180,954
2010 Population	46,931	470,269	1,128,688
2026 Population	48,950	519,660	1,179,171
2031 Population	49,108	522,131	1,172,645
2026 African American	8,912	98,048	211,555
2026 American Indian	269	4,219	13,469
2026 Asian	2,874	45,089	114,557
2026 Hispanic	9,013	122,139	366,986
2026 Other Race	3,925	61,986	201,098
2026 White	27,732	256,225	504,209
2026 Multiracial	5,216	53,867	133,833
2026-2031: Population: Growth Rate	0.30%	0.45%	-0.55%

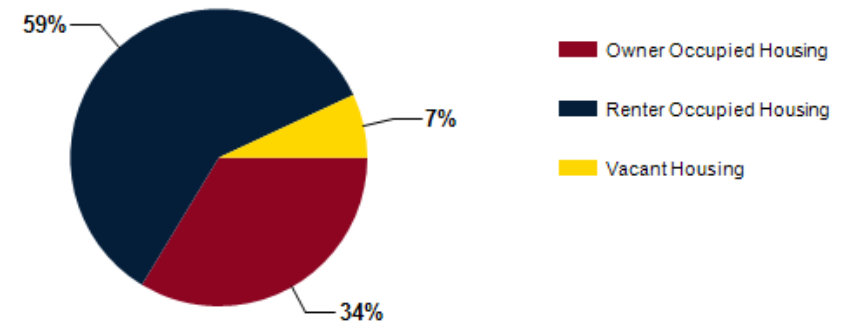
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,442	26,267	55,433
\$15,000-\$24,999	663	10,126	25,530
\$25,000-\$34,999	888	10,411	26,582
\$35,000-\$49,999	1,346	16,364	42,508
\$50,000-\$74,999	2,675	25,656	64,464
\$75,000-\$99,999	2,654	26,834	61,695
\$100,000-\$149,999	3,863	42,096	89,252
\$150,000-\$199,999	3,230	30,398	58,514
\$200,000 or greater	7,358	73,398	132,089
Median HH Income	\$122,176	\$113,982	\$100,683
Average HH Income	\$177,776	\$168,982	\$153,381



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

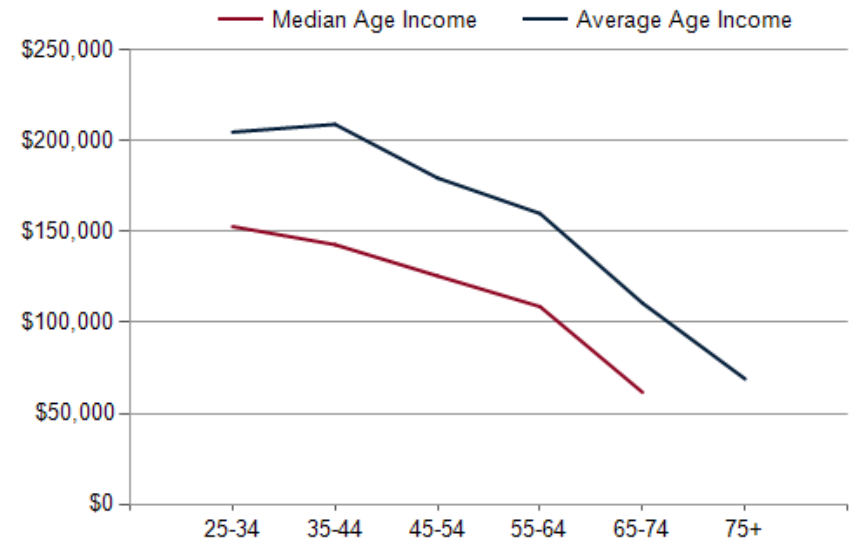
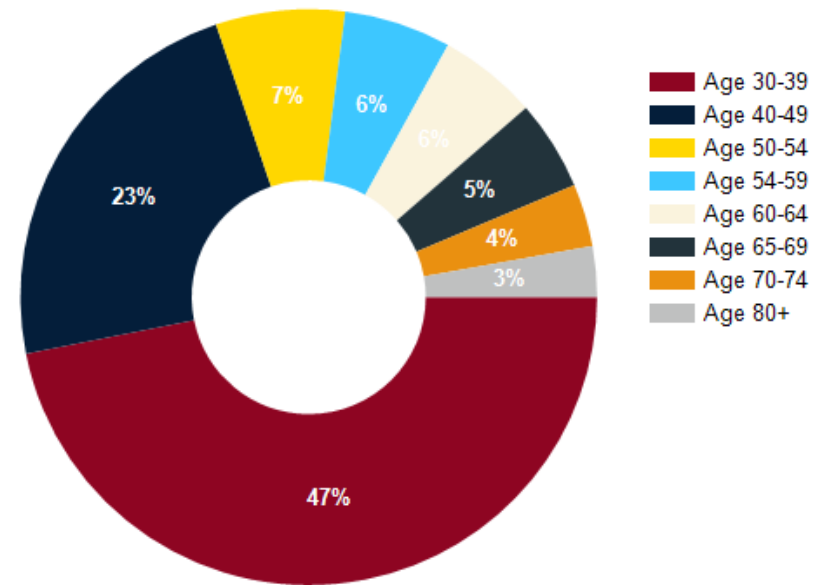


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	8,332	76,595	149,967
2026 Population Age 35-39	6,056	52,633	109,119
2026 Population Age 40-44	4,138	37,314	84,275
2026 Population Age 45-49	2,904	27,748	68,246
2026 Population Age 50-54	2,223	23,715	60,323
2026 Population Age 55-59	1,843	20,992	54,288
2026 Population Age 60-64	1,705	19,995	50,778
2026 Population Age 65-69	1,553	17,616	44,980
2026 Population Age 70-74	1,080	14,209	37,295
2026 Population Age 75-79	874	10,793	27,966
2026 Population Age 80-84	500	6,675	16,408
2026 Population Age 85+	400	5,204	13,419
2026 Population Age 18+	41,629	443,864	986,253
2026 Median Age	34	34	34
2031 Median Age	35	34	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$152,846	\$130,827	\$113,556
Average Household Income 25-34	\$204,883	\$188,492	\$170,499
Median Household Income 35-44	\$142,889	\$147,924	\$124,914
Average Household Income 35-44	\$209,129	\$203,371	\$187,046
Median Household Income 45-54	\$125,644	\$127,144	\$115,017
Average Household Income 45-54	\$179,591	\$173,079	\$163,104
Median Household Income 55-64	\$108,766	\$103,679	\$92,663
Average Household Income 55-64	\$160,036	\$150,189	\$136,772
Median Household Income 65-74	\$61,566	\$70,430	\$68,816
Average Household Income 65-74	\$110,667	\$130,639	\$121,313
Average Household Income 75+	\$68,951	\$105,419	\$99,117

Population By Age



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Exclusively Marketed by:

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