



3921 ~ 3925 W TOUHY AVE LINCOLNWOOD, IL 60712



**B2 ZONING
VACANT BUILDING
4,800 SQ FT**



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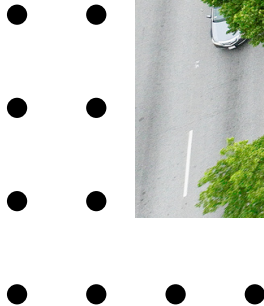
All property showings are by appointment only. Please consult the listing agent Sang Han for more details.

3921-3925 W Touhy Ave Lincolnwood IL 60712



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INVESTMENT HIGHLIGHTS

Don't miss this prime rental opportunity (B2 Zoning) on a high traffic area in Lincolnwood. The total rental space is 4,800 sq ft but it can be divided into 1600 sq ft each.

The location is super. The population is so dense. There are 15K+ people living in 1 mile radius, 297K in 3 miles, and 809K in 5 miles!! Also, the neighborhood is great!! The average house income in the area is \$100K+!! Another great opportunity of this area is that a huge mixed use residential complex called District 1860 will open this year at the intersection of Touhy and Lincoln Ave (only 0.6 miles away from this property). Once District 1860 is open, there will be heavier walking and car traffic at Touhy and drive more retail businesses.

What about the demographic in this area? It is very diverse so you can have many great options to run a business instead of focusing on a specific ethnic group.

The property is worry free because it was fully updated with new roof, new HVAC, new Water Heater, new electricity wiring, etc. It also comes with 15+ parking bays. The current condition of the property is a whitepaper. The next step for you is just coming to the property and draw your dream business in it! The seller/landlord is very open to negotiate TI or build out depending on lease or sales terms. What are you waiting for?

•If you want to rent a part of the building, here is the price for each unit. 3921 W Touhy - \$20/sf, 3923 W Touhy - \$23/sf, and 3925 W Touhy - \$25/sf

- Zoning: B2
- Lot Size: 14,000 sq ft
- Building: 4,800 sq ft



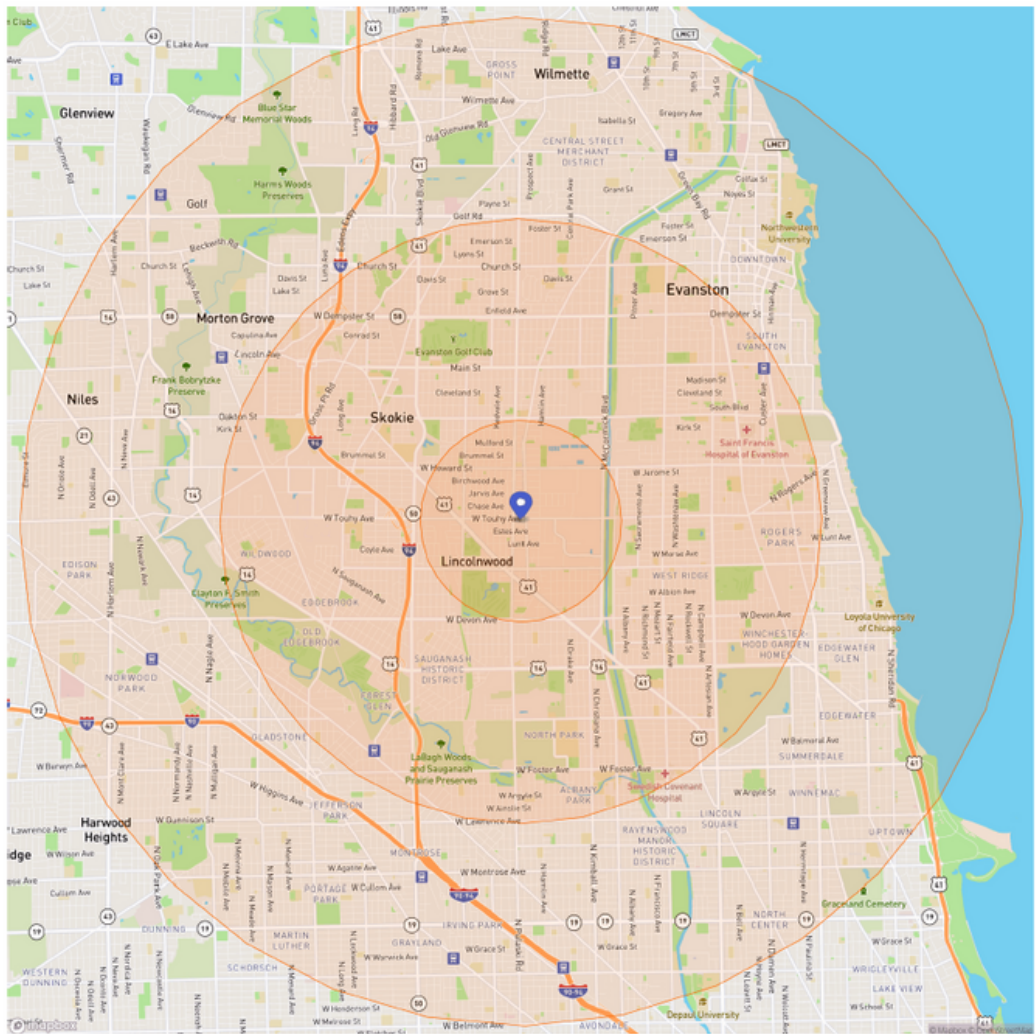
AREA HIGHLIGHTS

- Over 29,000 car daily traffic
- Population: 15K+ in 1 mile, 297K+ in 3 miles, 809K in 5 miles
- Ave. H/H income: \$100K+
- Most diverse area in Chicago area
- Easy access to I-90 and I-94 interstate highways



RADIUS INFORMATION

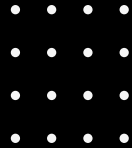
	1 Mile	3 Mils	5 Miles
Population	15,389	296,701	808,926
# of H/H	5,445	105,739	321,287
Ave. H/H income	\$11,609.00	\$102,579.00	\$111,400.00



INTERIOR PICTURES



NEIGHBORHOOD PICTURES



OUR MISSION

Platinum Partners Realtors provides our clients unparalleled local market real estate expertise with full-service resources in the Chicagoland area. Our unique “partner” model, attracts the best-of-best – award winning realtors offering incomparable real estate service whether selling or buying residential, new construction, commercial or specialty properties.

Our agents live and work in the suburbs we serve – offering a street-by-street familiarity that provides invaluable insight and competitive advantage to our clients.

From “dream to door” we have the expertise and resources to support our clients along every step of their real estate journey.



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