



**1820 BEACH ST, BROADVIEW, IL**

**For Lease**

**Office**



**RICH LARSON**

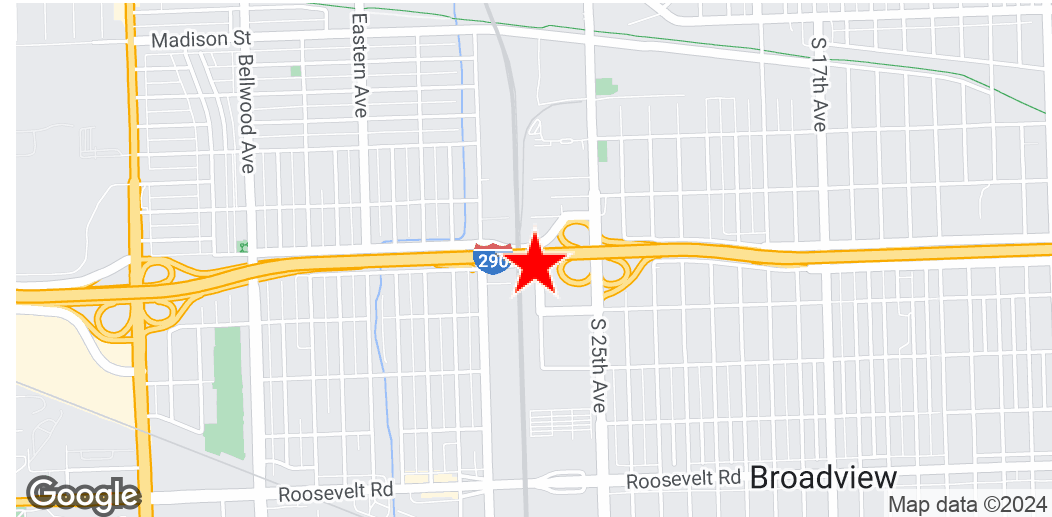
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Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

**CTK CHICAGO PARTNERS-CITY PROPERTIES** | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | [ctkchicagopartners.com](http://ctkchicagopartners.com)

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## OFFERING SUMMARY

Lease Rate:	\$15.00 /SF (MG)
Monthly Rent:	\$2,190.00 (MG)
Building Size:	1,753 SF
Available SF:	1,753 SF
Number of Units:	1
Zoning:	O/I – Office and Industrial

## PROPERTY OVERVIEW

Introducing 1820 Beach St, a prime commercial property available for lease in Broadview, IL. This fully finished space comes equipped with HVAC, bathrooms, and a convenient kitchenette, offering a seamless transition for your business. With ample parking and a strategic location just off I-290, this property ensures easy accessibility for both clients and employees. Whether you're looking to establish a new office or expand your current operations, 1820 Beach St provides the ideal space for your commercial aspirations.



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## PROPERTY HIGHLIGHTS

- Fully Finished
- HVAC
- Bathrooms
- Kitchenette
- Parking
- 1/2 Mile to I-290 Expressway



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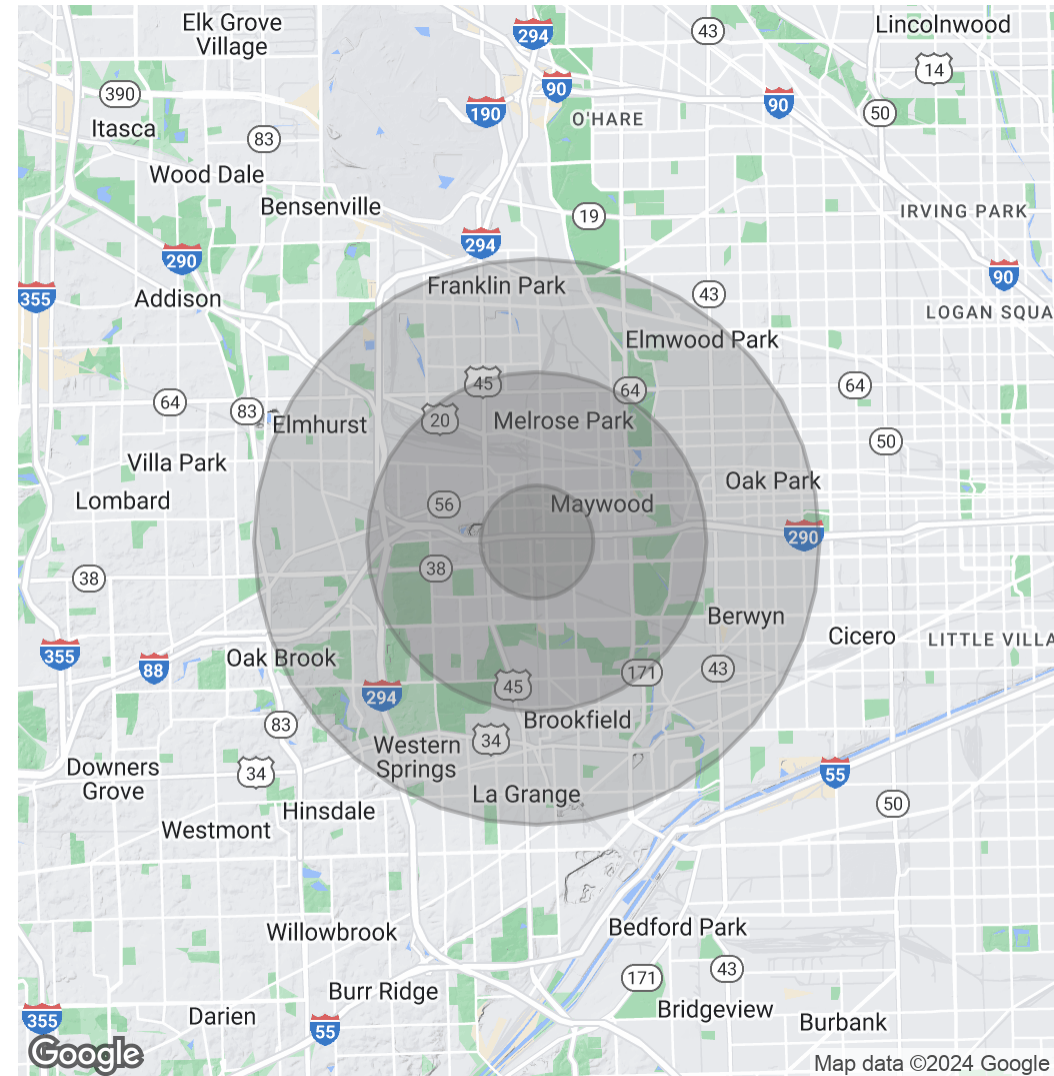
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,284	159,014	403,435
Average Age	36.9	36.1	37.5
Average Age (Male)	36.0	34.7	35.7
Average Age (Female)	37.9	37.2	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,515	54,482	145,624
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$65,218	\$65,829	\$81,171
Average House Value	\$198,004	\$256,162	\$343,055

2020 American Community Survey (ACS)



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