

SALE

The Grove on Dempster

5800-5814 DEMPSTER STREET

Morton Grove, IL 60053

PRESENTED BY:

DIONE DURHAM

O: 847.464.8467

dione.durham@svn.com

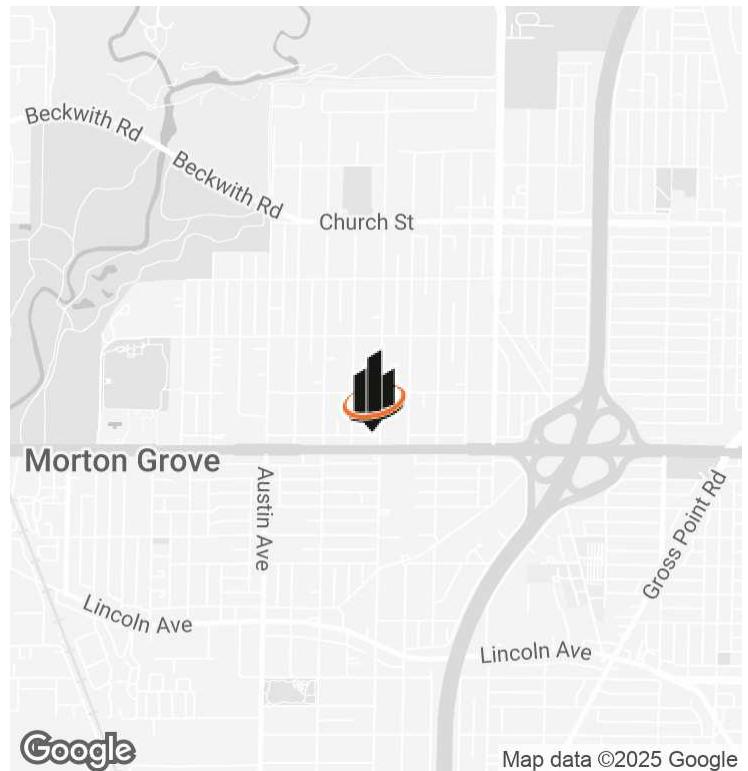
JOHN JOYCE, CCIM SIOR

O: 847.233.1178

john.joyce@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,590,000
LOT SIZE:	24,494 SF
ZONING:	C-1
MARKET:	Chicago
SUBMARKET:	Near North Suburbs
APN:	10-17-427-032 10-17-427-033 10-17-427-034 10-17-427-035 10-17-427-036 10-17-427-037 10-17-427-038 10-17-427-039

PROPERTY DESCRIPTION

5800-5814 W Dempster Street, totaling 24,494 SF, sits at the intersection of commerce and connectivity. The property is surrounded by a well-established mix of national retailers, local businesses, and service providers, benefiting from strong consumer traffic and stable demographics.

The immediate area is supported by a dense residential population, with a healthy mix of single-family homes, multifamily developments, and nearby schools contributing to consistent local demand. Major shopping centers, medical offices, and civic institutions are all within a short drive.

PROPERTY HIGHLIGHTS

- High visibility on Dempster Street
- Located in Dempster Street Commercial Corridor
- 0.82 miles from Morton Grove Metra station
- Well-established and thriving Near North neighborhood with unbounded growth potential
- Identification of Menard & Dempster as a prime

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ADDITIONAL PHOTOS



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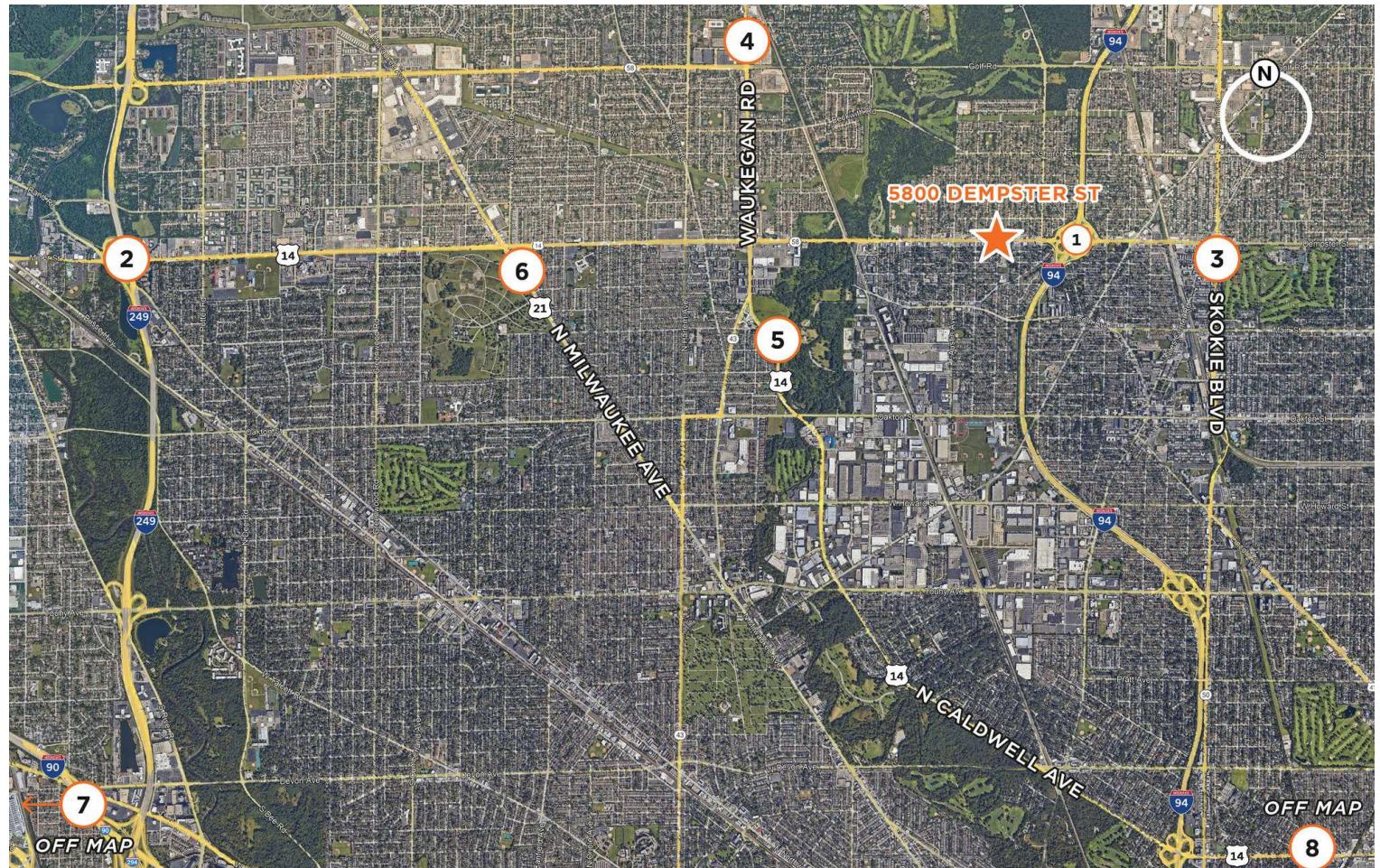
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LOCATION MAP



- 1 0.32 miles to I-94
- 2 <5 miles to I-294
- 3 1 mile to Skokie Blvd / US 41
- 4 1.4 miles to Waukegan Rd / IL Route 43
- 5 1.5 miles to US Highway 14 (N Caldwell Ave)
- 6 2.8 miles to N Milwaukee Ave / IL 21
- 7 15.8 miles to Downtown Chicago (off map)
- 8 9.9 miles to O'Hare International Airport (off map)



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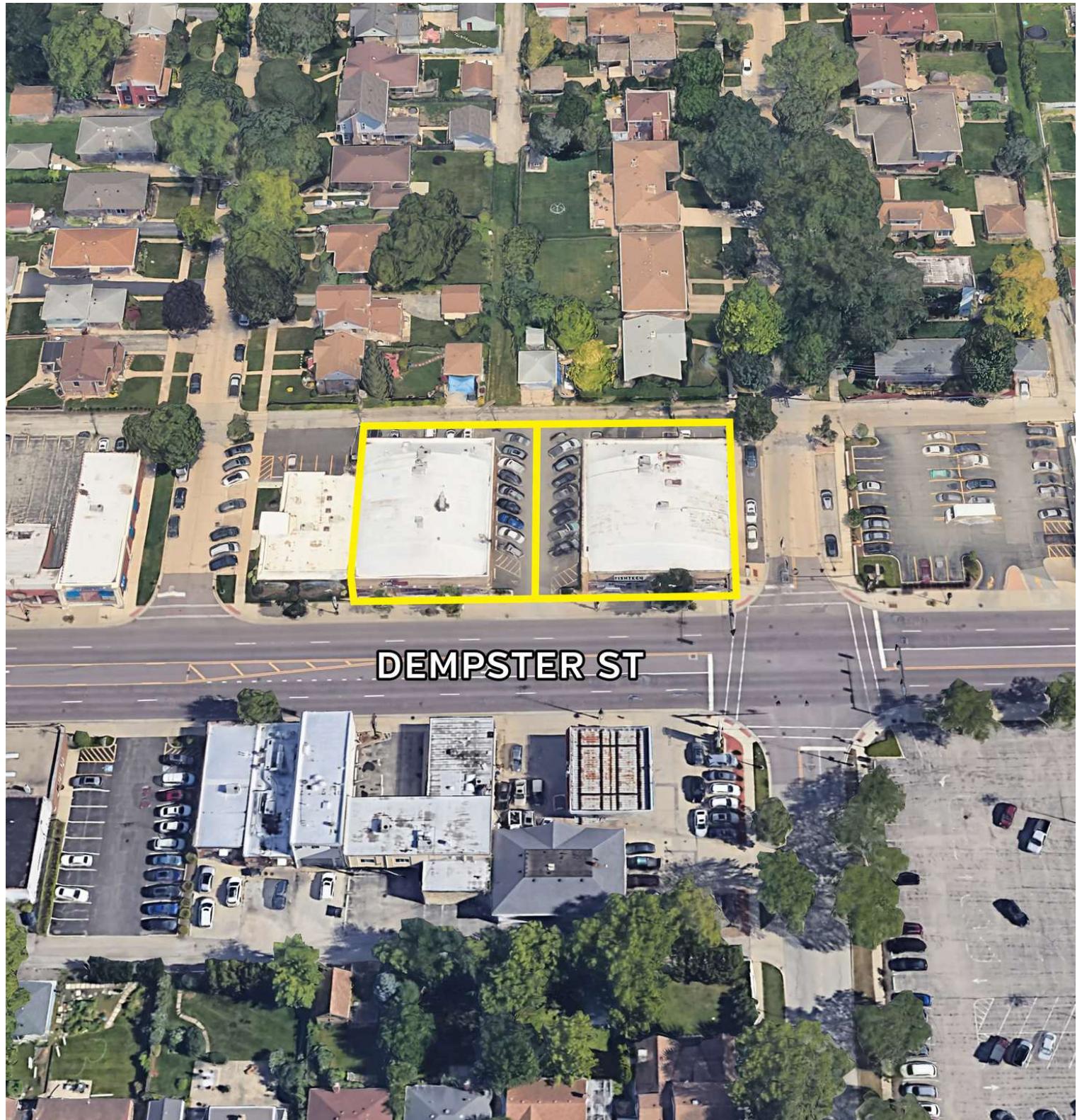
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AERIAL MAP



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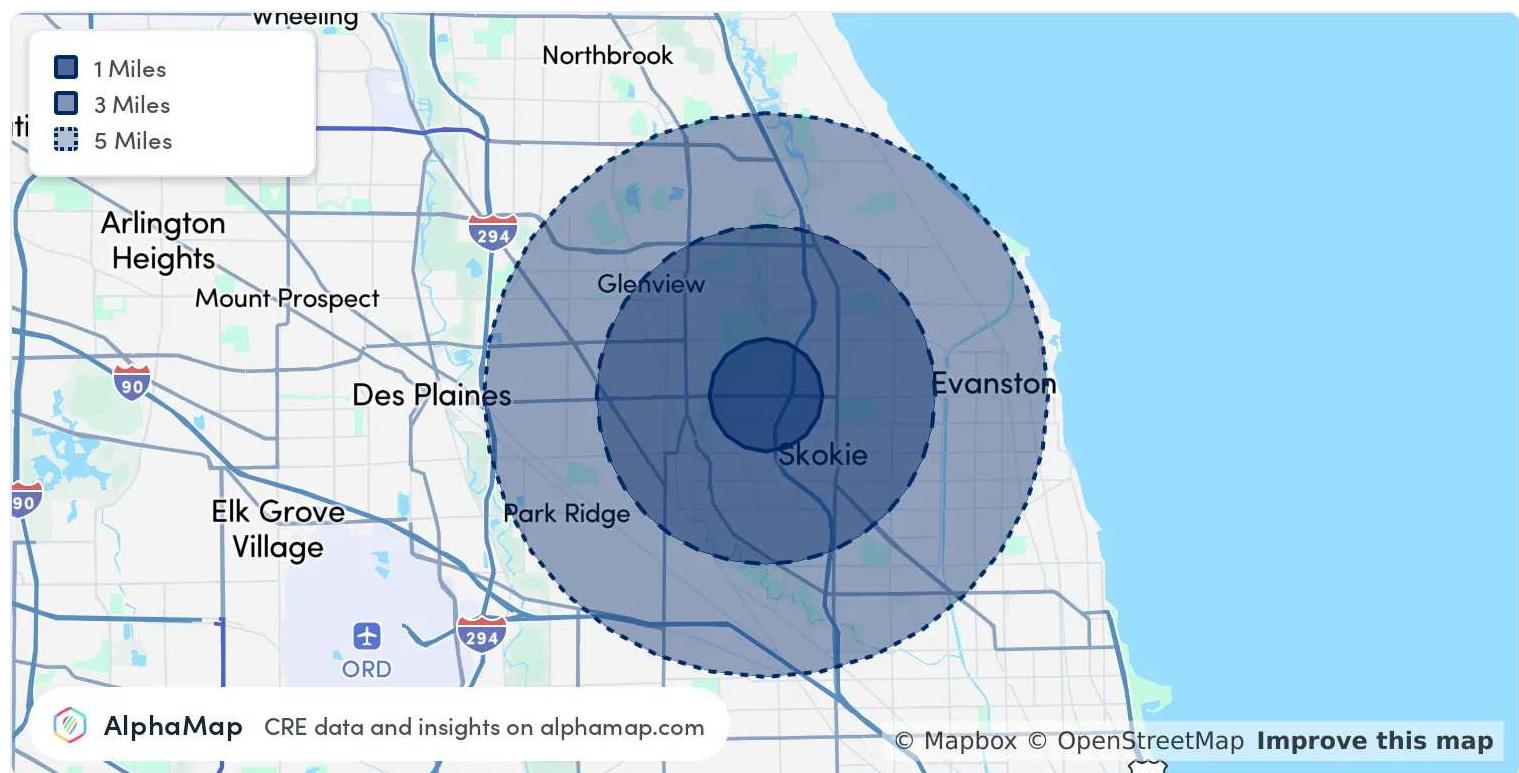
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RETAILER MAP

DIONE DURHAM **JOHN JOYCE, CCIM SIOR**
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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,909	147,301	545,493
AVERAGE AGE	44	44	42
AVERAGE AGE (MALE)	43	42	41
AVERAGE AGE (FEMALE)	46	45	44
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,603	53,231	205,593
PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$126,793	\$139,814	\$140,475
AVERAGE HOUSE VALUE	\$401,926	\$501,154	\$533,056
PER CAPITA INCOME	\$46,960	\$49,933	\$52,027

Map and demographics data derived from AlphaMap

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