



807-817 Devon
Park Ridge, IL 60068



OFFERING SUMMARY

Available SF:	1,743 - 3,560 SF
Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	20,600 SF
Renovated:	2015
Zoning:	B-1 Neighborhood Retail and Office

PROPERTY OVERVIEW

Rarely available quality, street retail space in South Park at the SE quadrant of Cumberland and Devon Avenues. Mixed use neighborhood center completely renovated in 2015. Great visibility, access with parking in front, high traffic counts Cumberland 20,800 VPD, Devon 13,400 VPD. 3,560 SqFt available in two suites that can be easily demised into 1,743 SF and 1,817 SF to fit your needs. 2,008 SqFt available, end cap, formerly Kitchen Bath for many years.

PROPERTY HIGHLIGHTS

- Suites 811-813 Devon - 3,560 SF which can be easily split
- Suite 817 Devon - 2,008 SF Kitchen Baths & More space
- Base rent is \$20 per square foot including base year stop for taxes
- Daytime designated parking space in the rear
- Public parking in front, also on the north side of Devon and on Talcott
- Apartment residents above creates more traffic for your business

PETER BIANCHI

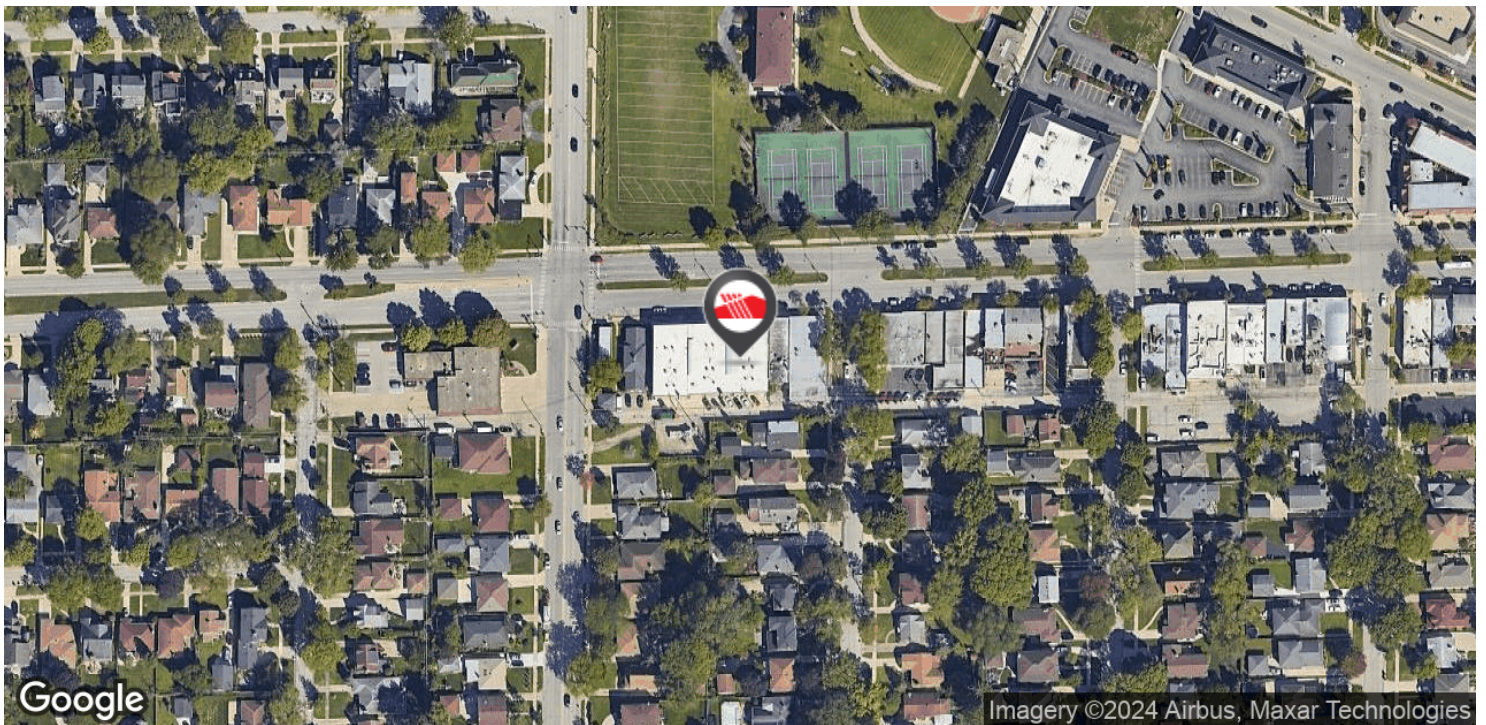
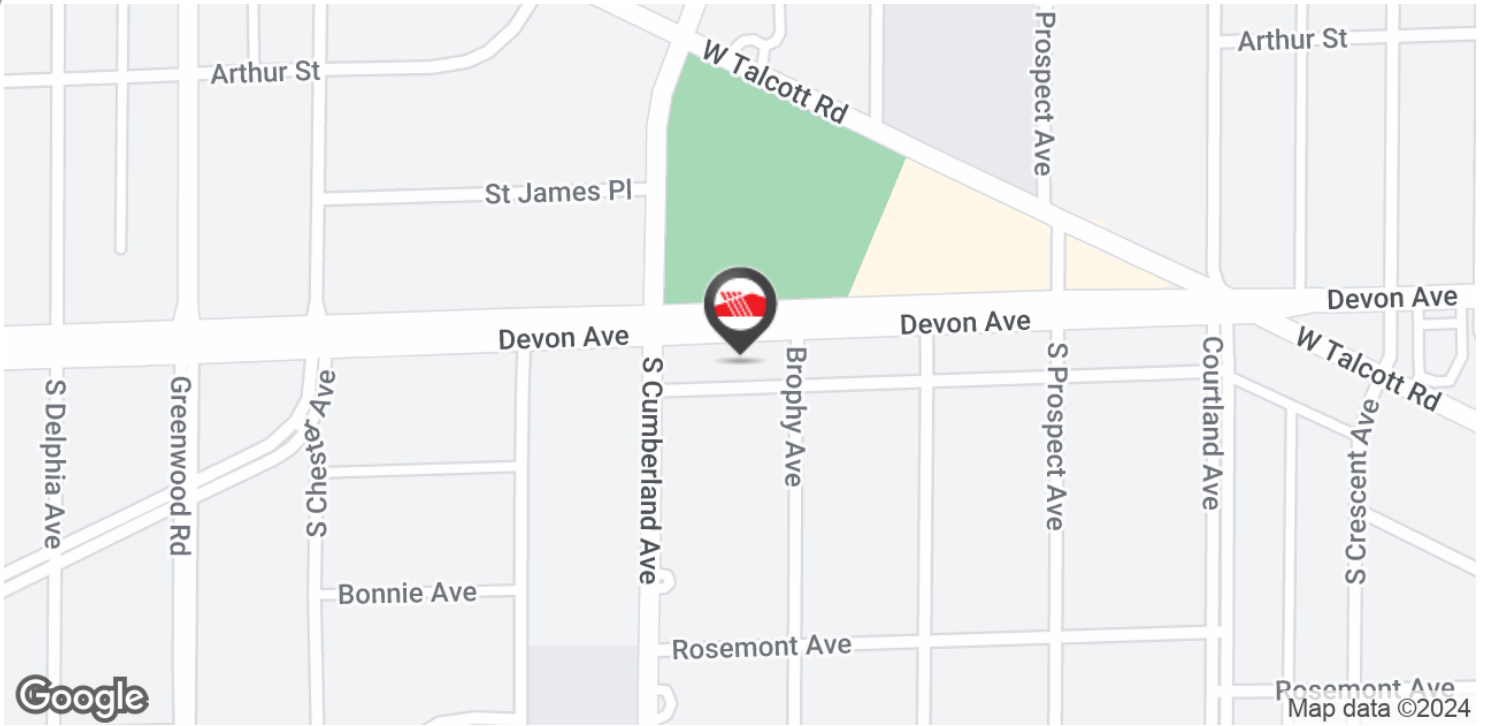
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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





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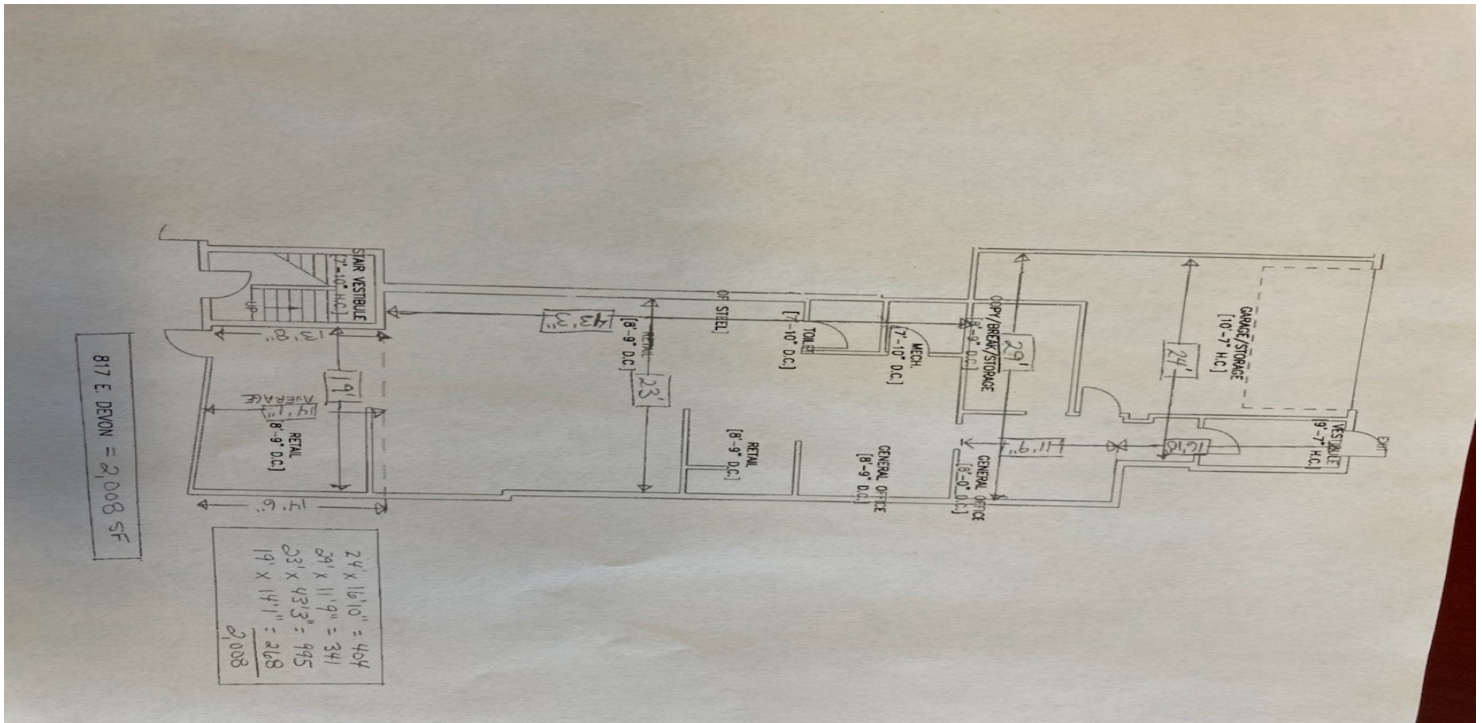
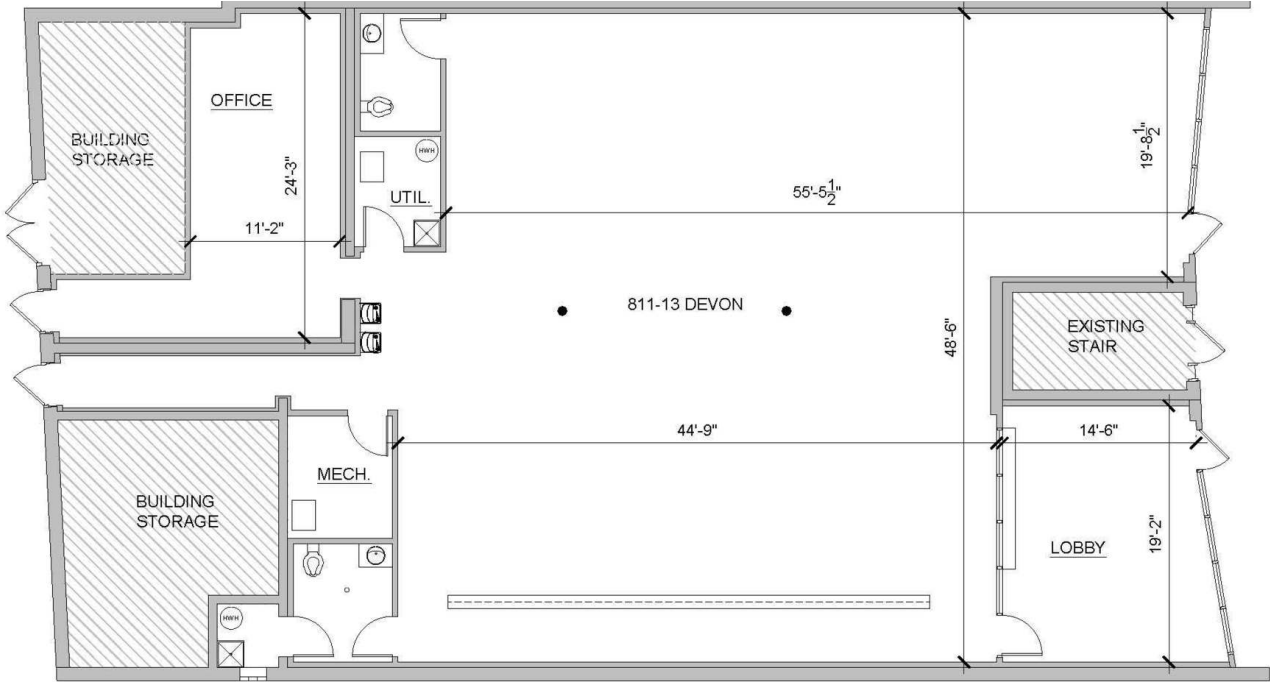
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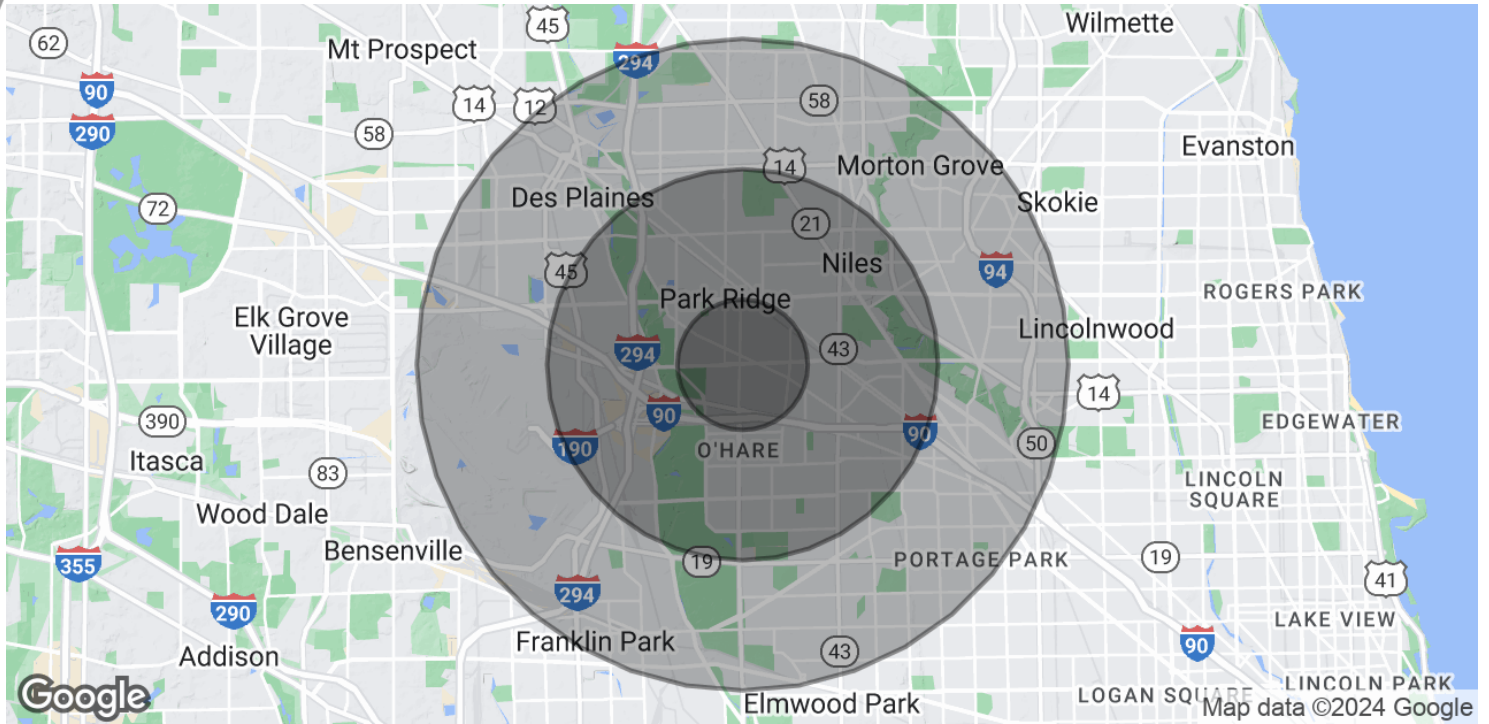
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,070	154,086	447,105
Average Age	41.3	43.4	41.5
Average Age (Male)	40.5	41.5	39.5
Average Age (Female)	41.7	44.8	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,351	61,302	170,446
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$121,649	\$86,257	\$75,487
Average House Value	\$556,562	\$382,964	\$354,581

* Demographic data derived from 2020 ACS - US Census

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