

FOR LEASE - New Construction Retail Center



3238-3258 W. 111th Street
Chicago, IL 60655

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CHICAGO
REAL ESTATE
RESOURCES INC



1 Mile Radius

KEY FACTS

21,498

Population

38.8

Median Age

2.63

Average Household Size

\$76,269

Median Household Income

EMPLOYMENT

6.2%

Unemployment Rate

White Collar 58%

Blue Collar 18%

Services 24%

INCOME



\$76,269

Median Household Income



\$33,922

Per Capita Income

ANNUAL HOUSEHOLD SPENDING



\$3,314

Eating Out



\$5,794

Health Care

DETAILS

Available SF:	1,300 SF
Lease Rate:	\$22.00 NNN
Parking	42 Spaces
Building Sizes	6,000 & 4,000 SF
Year Built	2018
Zoning	B1-1
Market	Mount Greenwood
Cross Streets	Kedzie & 111th

PROPERTY OVERVIEW

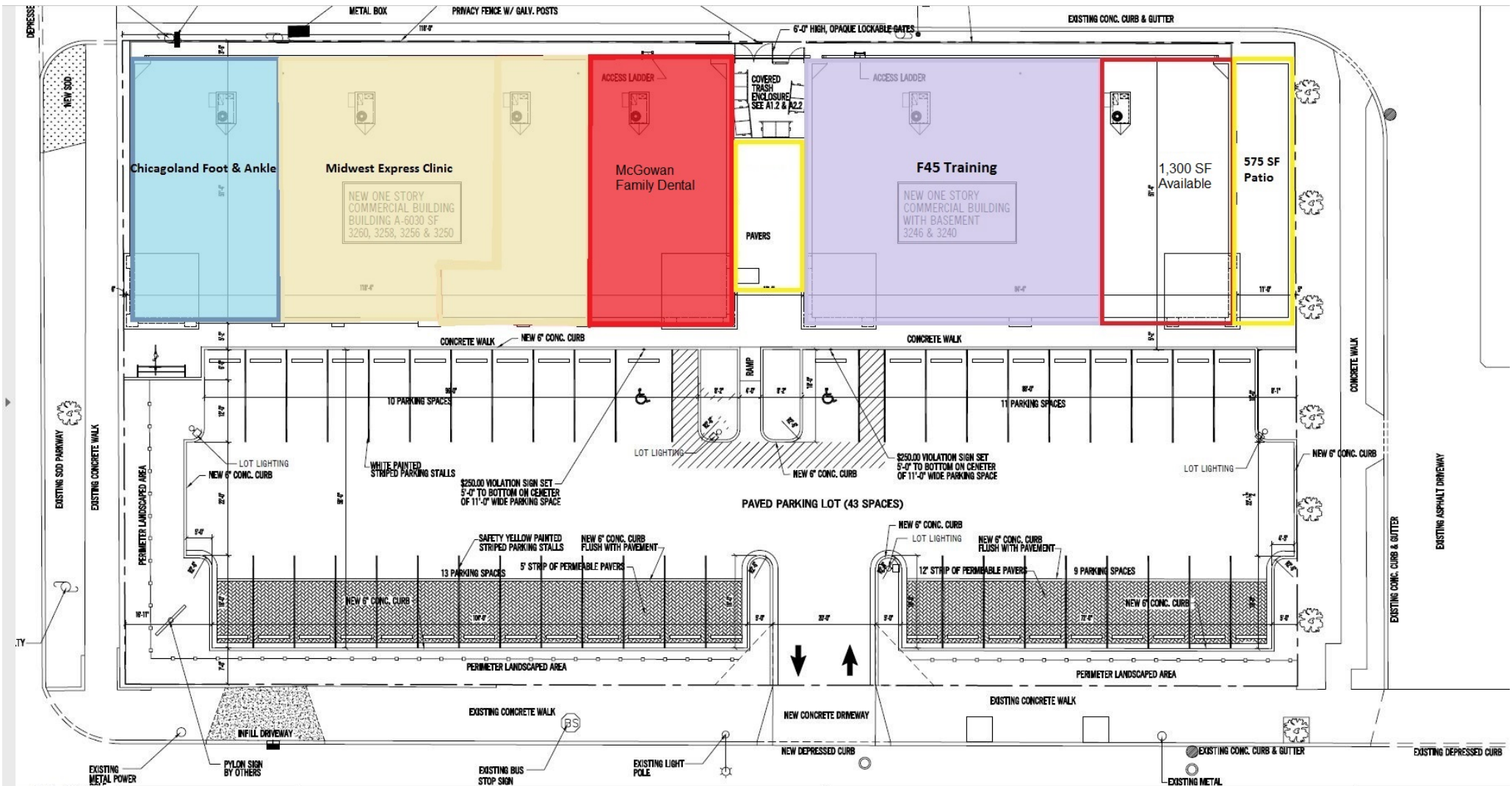
Last remaining space! New construction retail center on 111th Street in Mount Greenwood. Excellent visibility on 111th St with over 16,700 VPD. Development consists of two buildings (6,000 SF and 4,000 SF). 1,300 SF endcap available in the east building with outdoor patio opportunities.

Property is adjacent to Walgreen's, Dunkin' Donuts and Sprint Wireless at the corner of Kedzie and 111th (30,800 combined VPD).

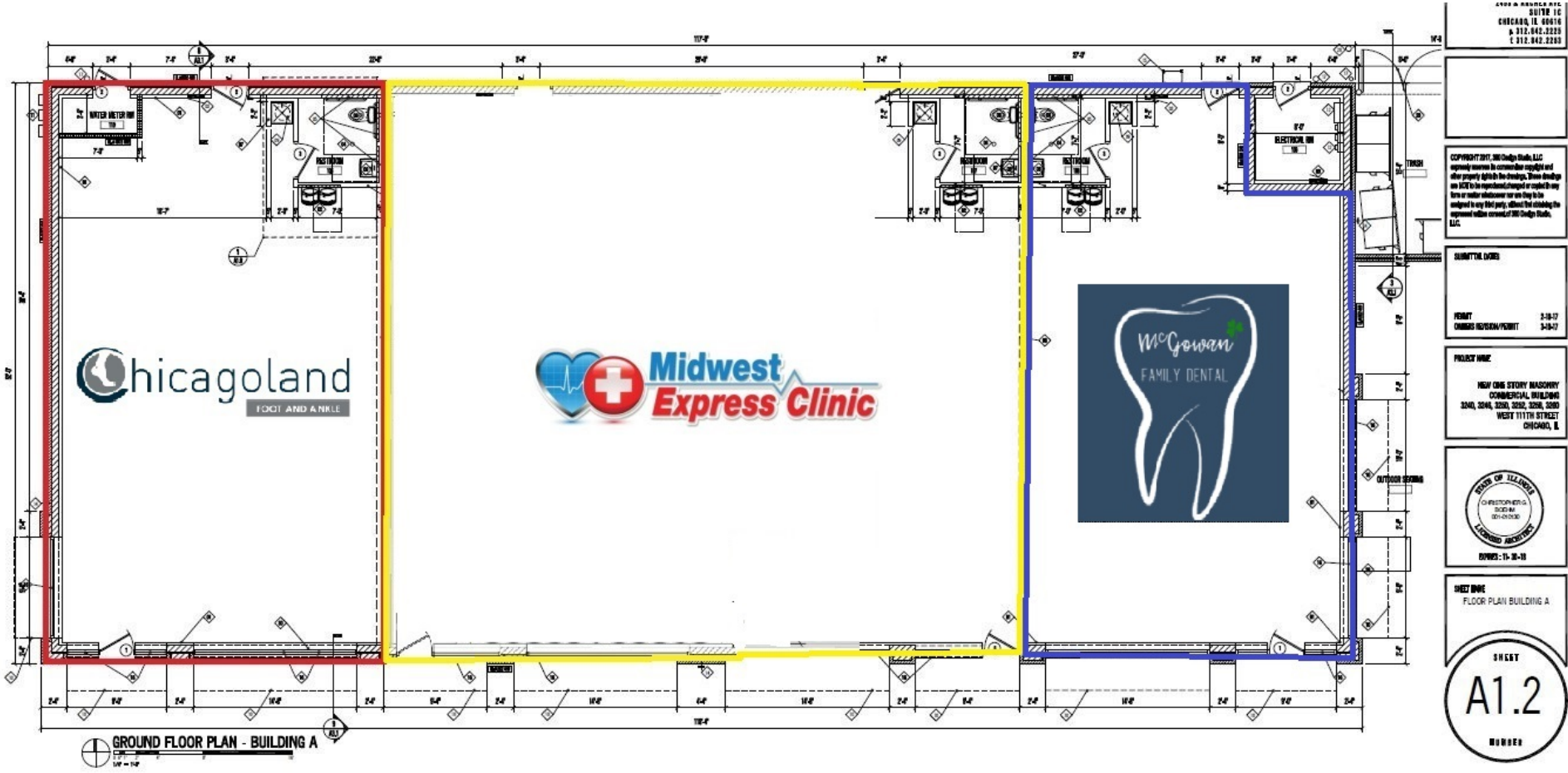
PROPERTY HIGHLIGHTS

- High Visibility on 111th Street with over 16,700 VPD (2014) - Highest East /West Traffic in Area
- Rare Off-Street Parking of 111th Street (43 spaces)
- Ideal for Retail, Medical Office and Restaurant Users
- Join Midwest Express Clinic, Chicagoland Foot & Ankle, McGown Family Dental & F45 Training!

Site Plan

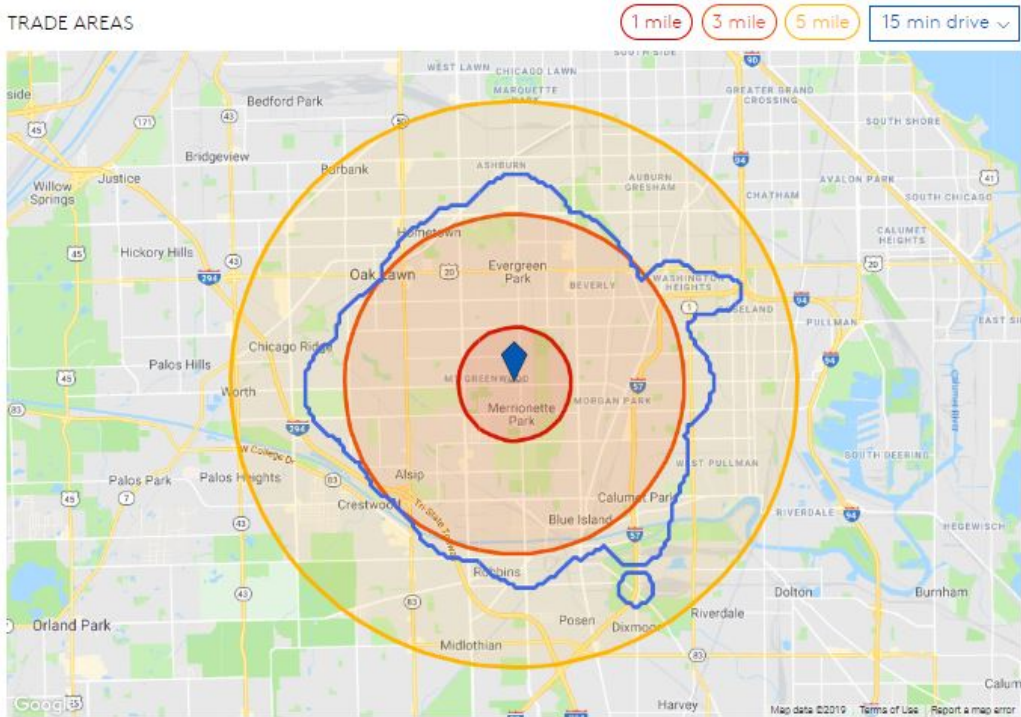


Building "A" - Fully Leased



Demographics

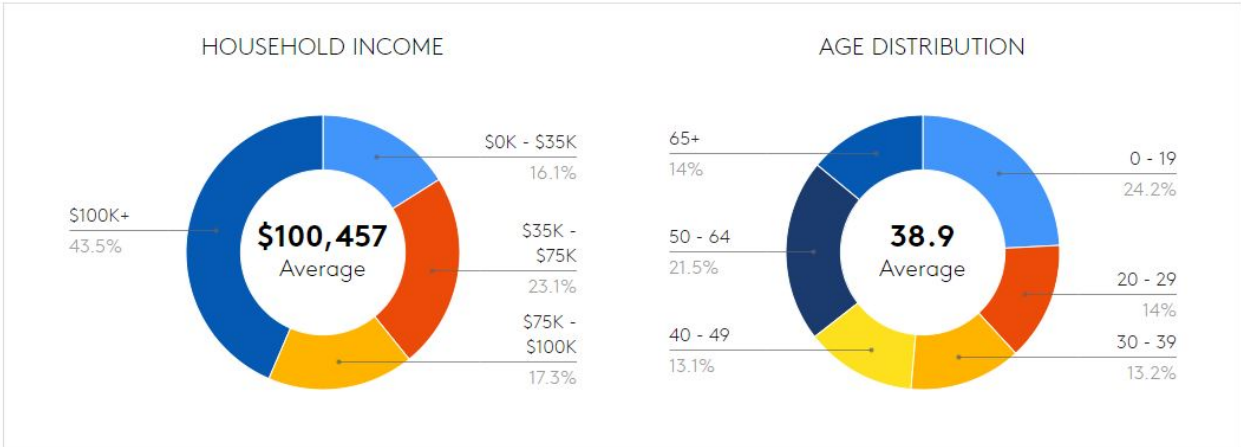
TRADE AREAS



	1 MILE	3 MILE	5 MILE
Total Population	22,225	171,151	492,460
2010 Population	21,712	164,443	475,060
2024 Population	22,155	171,137	492,058
Employees	3,016	60,566	134,801
Total Businesses	481	6,245	13,097
Average Household Income	\$100,457	\$82,985	\$69,469
Median Household Income	\$90,667	\$66,198	\$53,985
Total Consumer Spending	\$247.48M	\$1.6B	\$4B
Median Age	38.9	38.4	37.4
Households	8,449	63,633	172,831
Percent College Degree or Above	21%	16%	13%
Average Housing Unit Value	\$255,684	\$228,434	\$195,542

DEMOGRAPHICS

1 mile ▾



A background image of a dense urban skyline with various skyscrapers and buildings under a clear sky. The buildings vary in height and architectural style, with some featuring glass facades and others with more traditional masonry.

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