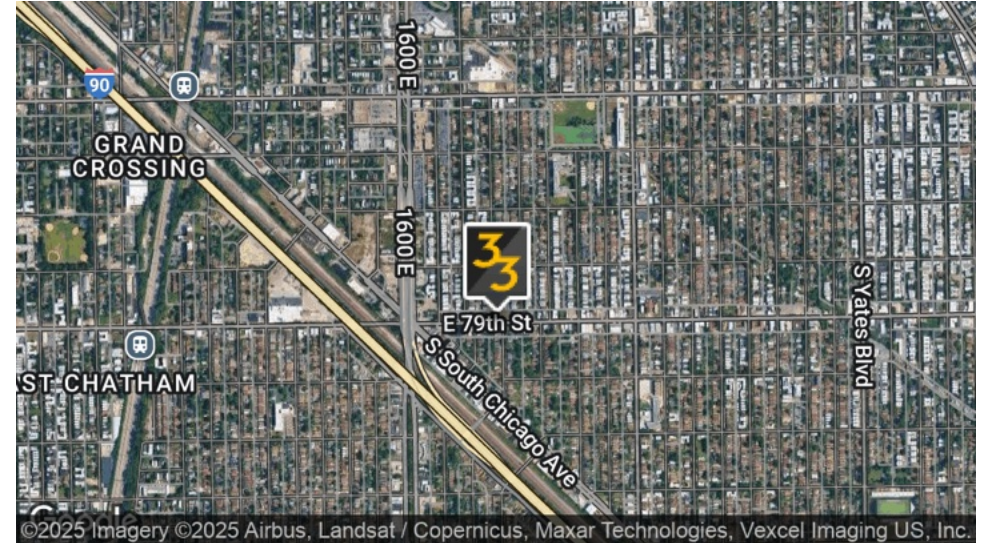


1721 E 79TH - +/- 800 SF COMMERCIAL STOREFRONT FOR LEASE

1721 EAST 79TH STREET, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month (MG)
Available SF:	800 SF
Number of Units:	1
Zoning:	B3-2
Market:	Chicago
Submarket:	South Shore

PROPERTY OVERVIEW

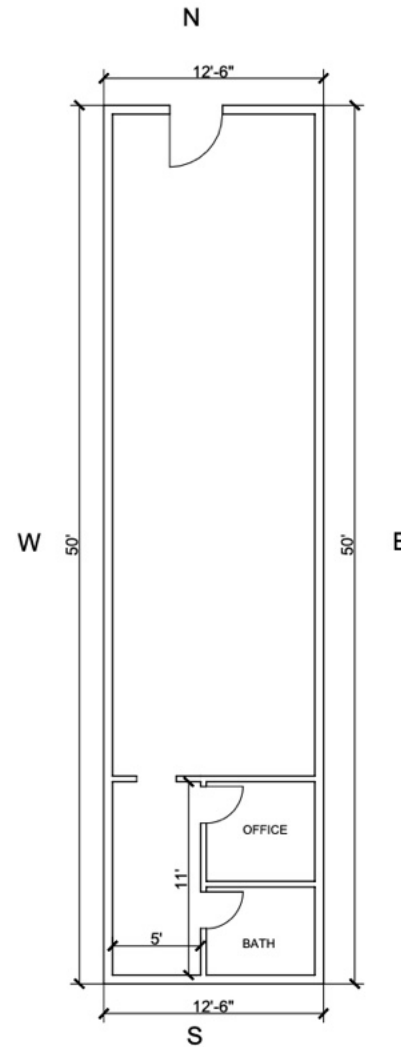
33 Realty is pleased to present for lease 1721 E 79th, a +/- 800 SF commercial retail / office storefront located in the South Shore neighborhood of Chicago.

The property features hardwood flooring throughout, gas-forced heat and central air, 10'6" ceiling, one bathroom, office, and is zoned B3-2.

The operator is responsible for monthly rent and utilities (electric, gas, and water TBD depending on use).

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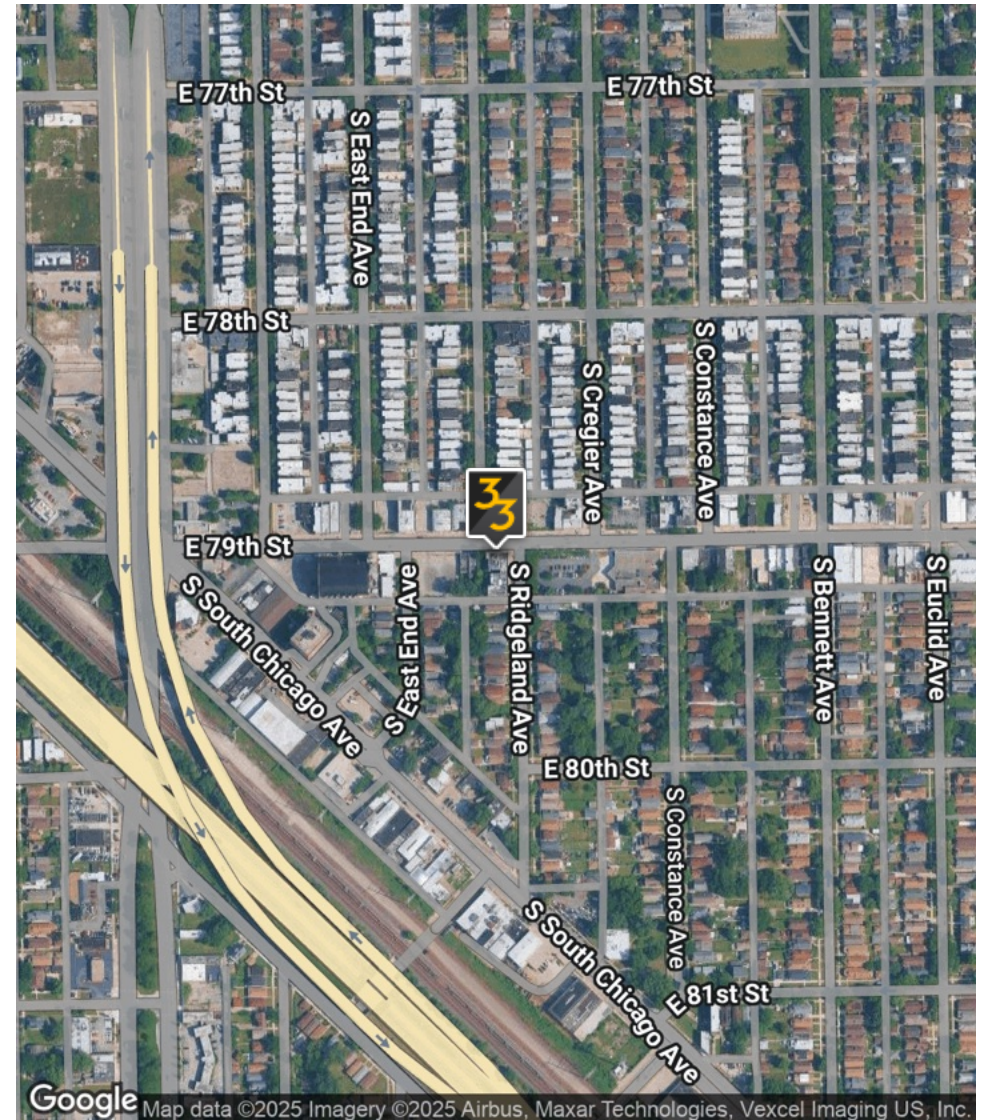
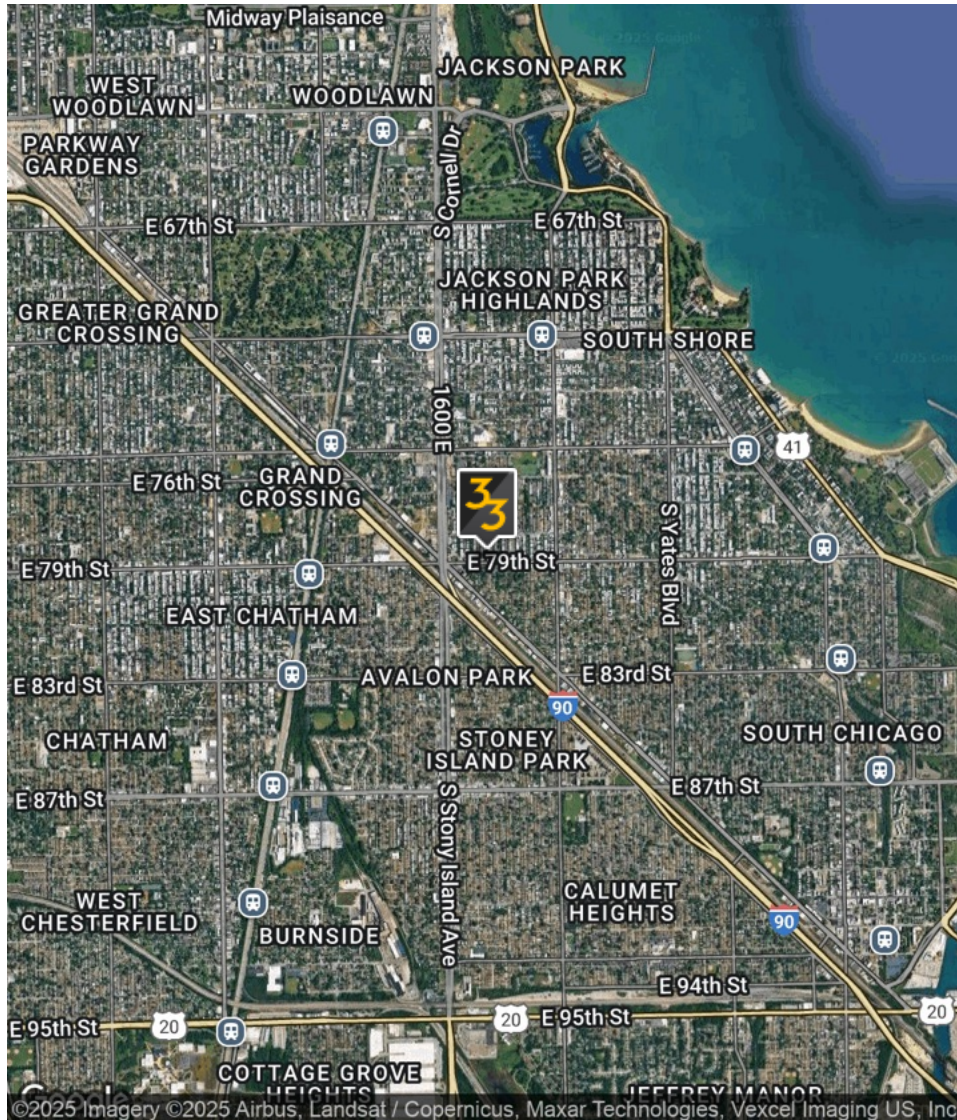


PRESENTED BY: **GENE
HART**
BROKER
219.465.8584
gene.hart@33realty.com



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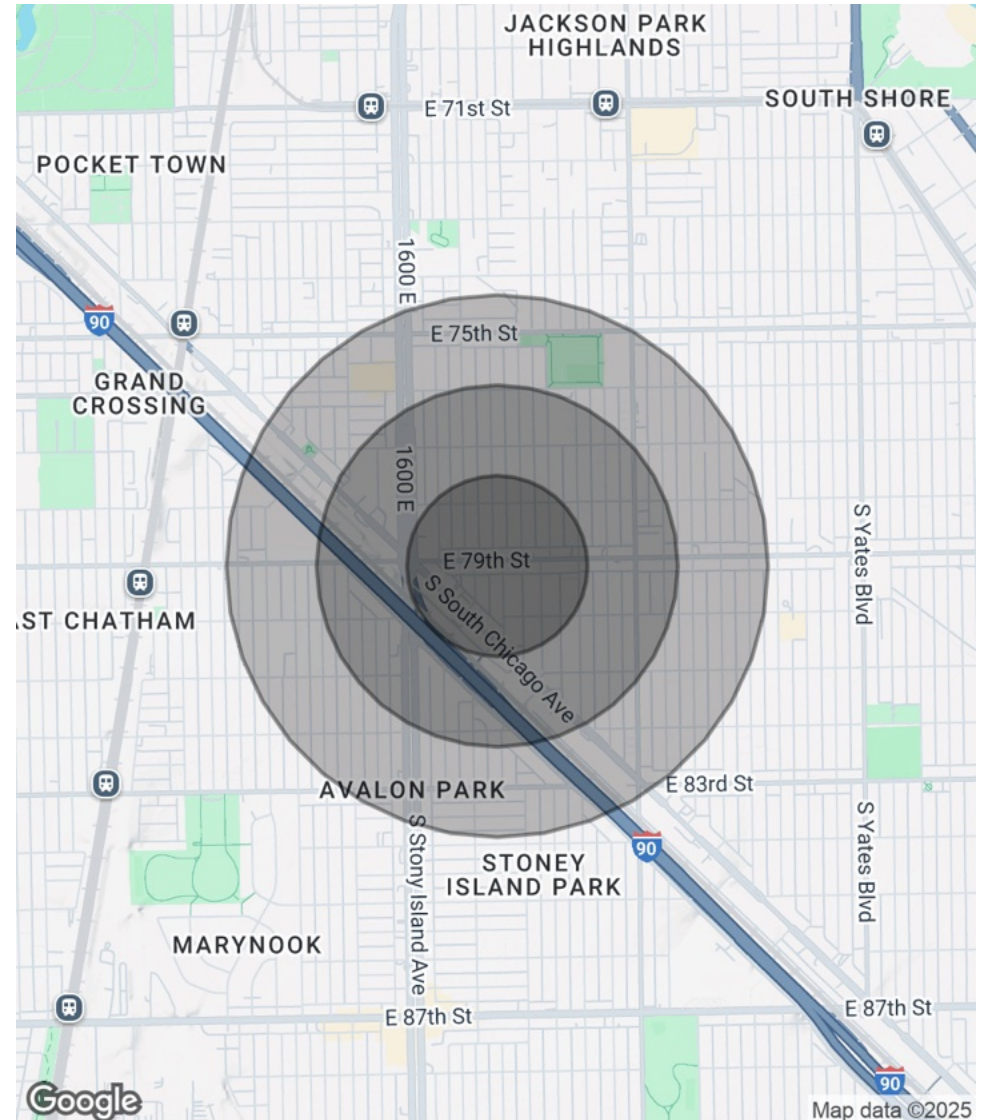
POPULATION

	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	1,697	5,163	10,637
Average Age	43	43	44
Average Age (Male)	40	41	42
Average Age (Female)	44	45	46

HOUSEHOLDS & INCOME

	0.2 MILES	0.4 MILES	0.6 MILES
Total Households	820	2,387	4,753
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,910	\$63,837	\$64,486
Average House Value	\$197,948	\$214,316	\$234,548

Demographics data derived from AlphaMap



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GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

33 Realty
357 W. Chicago
Chicago, IL 60657
773.327.4975

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