

2324 W 111TH ST. - +/-5,000 SF STREET-LEVEL COMMERCIAL FOR LEASE

2324 W 111TH ST, CHICAGO, IL

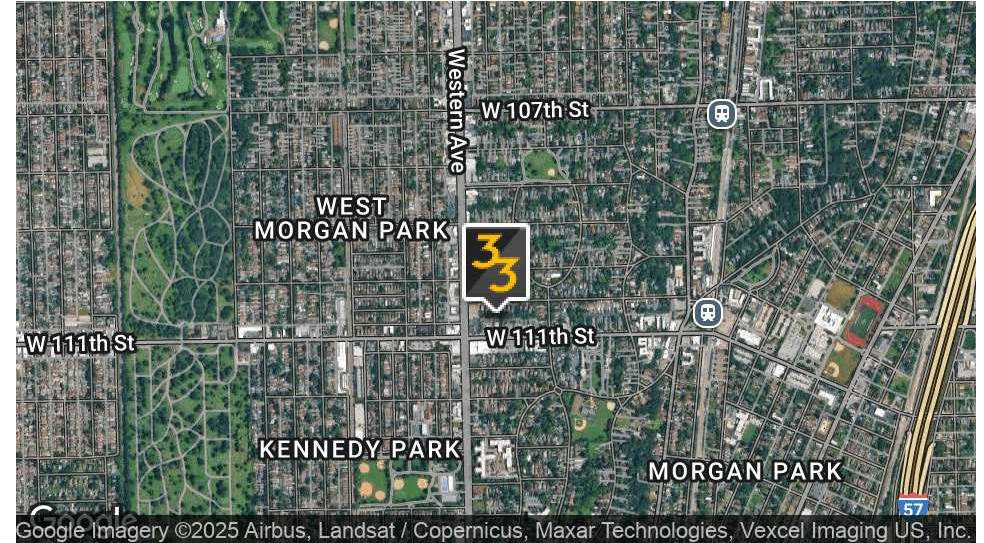


PRESENTED BY: **GENE
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OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (Gross)
Expenses:	Utilities: electric, gas, trash, water/sewer (TBD)
Available SF:	+/-5,000 SF
Year Built:	1931
Zoning:	B1-2
Market:	Chicago
Submarket:	Beverly / Morgan Park

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 2324 W 111th Street, a +/-5,000 SF street level commercial space available in the Beverly / Morgan Park neighborhood of Chicago.

This facility is an excellent opportunity for a before & after school program, daycare, non-profit, community center, and/or educational facility, amongst other possibilities.

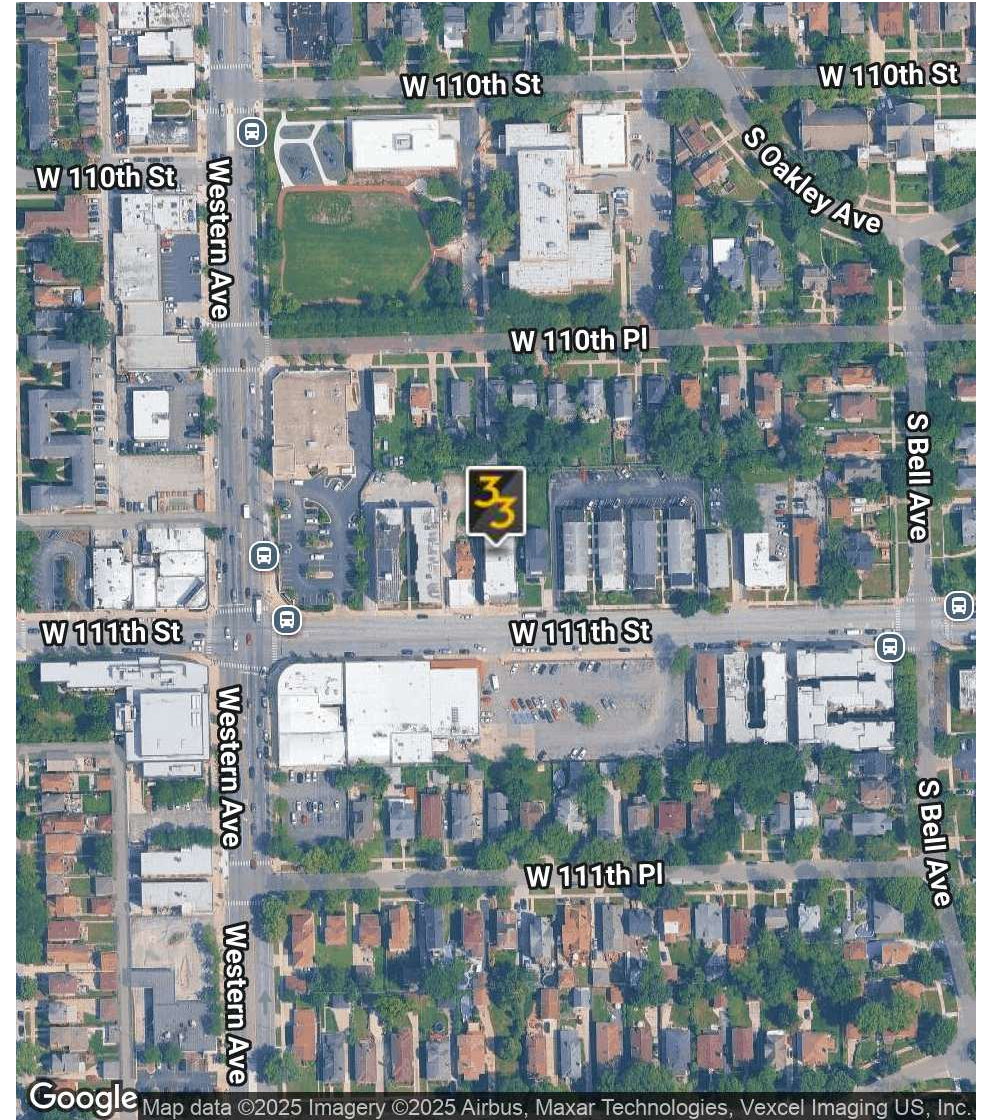
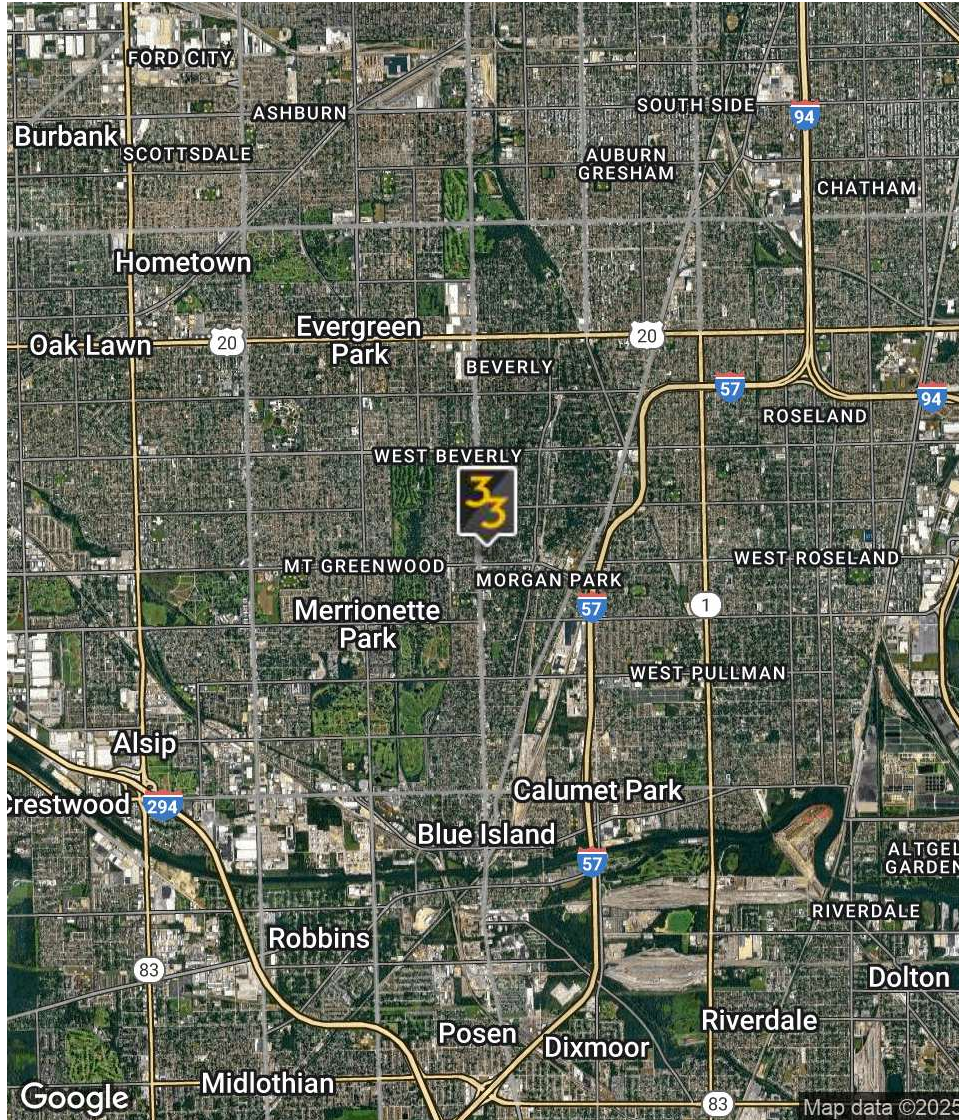
The property is zoned B1-2 and is available for immediate occupancy, while the lessee/tenant is responsible for monthly rent (\$5000), electric, gas, hot water, trash, and TBD water/sewer.

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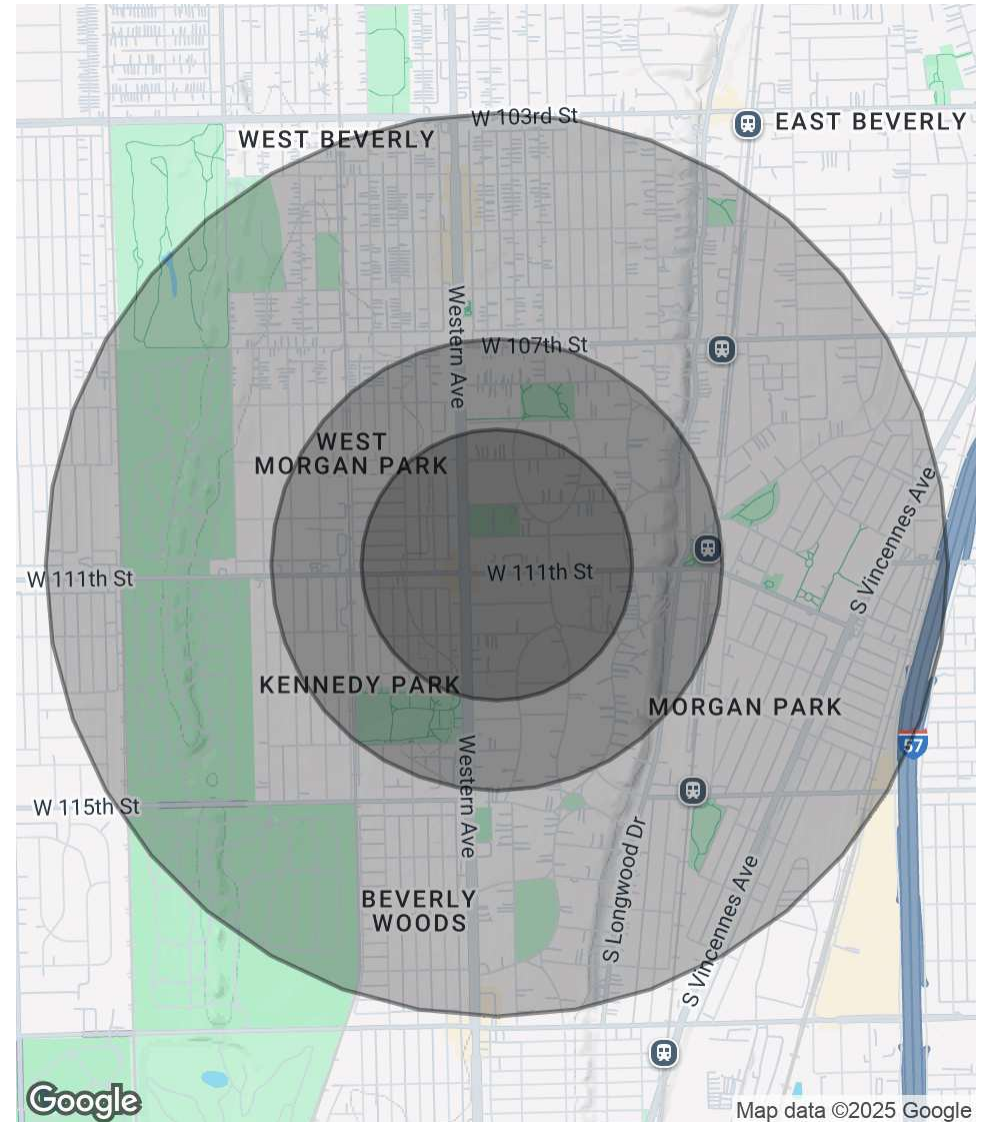
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,122	6,050	17,809
Average Age	47	46	43
Average Age (Male)	45	44	42
Average Age (Female)	49	47	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	868	2,393	7,072
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$105,932	\$116,463	\$117,273
Average House Value	\$368,710	\$378,372	\$358,561

Demographics data derived from AlphaMap



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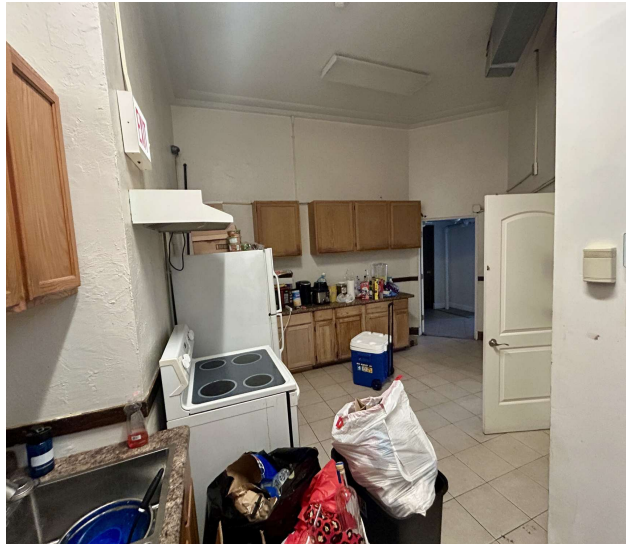
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GENE HART

Broker

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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

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