

**FOR LEASE**

# Little Village Retail For Lease

**3120 W. 26TH ST.**

**CHICAGO, IL**

Chicago, IL 60623

**PRESENTED BY:**

**JACOB STROM**

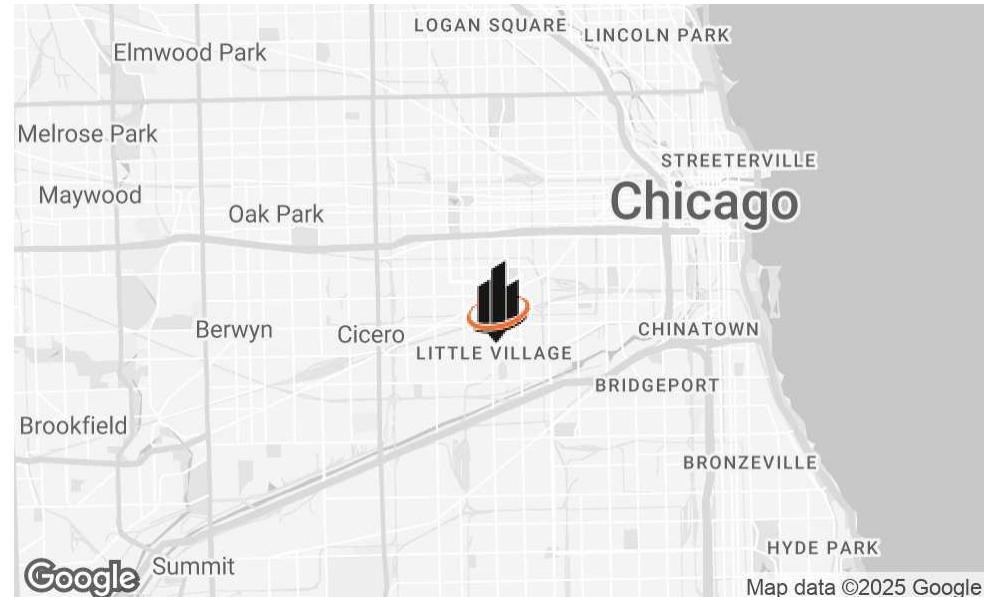
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**FOR LEASE**



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$29 PSF
<b>AVAILABLE SF:</b>	1,000-2,400 SF
<b>LOT SIZE:</b>	0.14 Acres
<b>NNN'S:</b>	Est: \$8.42 PSF
<b>ZONING:</b>	B3-2
<b>MARKET</b>	Chicago
<b>SUBMARKET:</b>	Little Village

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 3120 W. 26th Street in Chicago's Little Village neighborhood FOR LEASE. Located on the iconic and high-traffic 26th Street corridor, the subject property consists of approximately 2,400 sq. ft. of prime retail space with excellent street frontage and visibility. This dynamic location is ideal for a variety of retail, restaurant, or service-oriented users seeking a presence at the gateway to one of the city's most vibrant commercial districts.

## LOCATION DESCRIPTION

Located in the heart of Chicago's culturally rich Little Village neighborhood, 3120 W. 26th Street sits along one of the city's most vibrant and economically dynamic retail corridors. This bustling stretch of 26th Street is home to a colorful mix of locally owned shops, authentic Mexican restaurants, and lively street vendors, as well as well-known national retailers, contributing to a festive and welcoming atmosphere year-round. The nearby Little Village Arch, a beloved community landmark, marks the entrance to a neighborhood full of history, pride, and entrepreneurial spirit, making this location ideal for businesses looking to thrive in a high-traffic, culturally vibrant area.

## COMPLETE HIGHLIGHTS



### LOCATION INFORMATION

STREET ADDRESS	3120 W. 26th St.
CITY, STATE, ZIP	Chicago, IL 60623
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village
CROSS-STREETS	26th St. & Albany Ave.

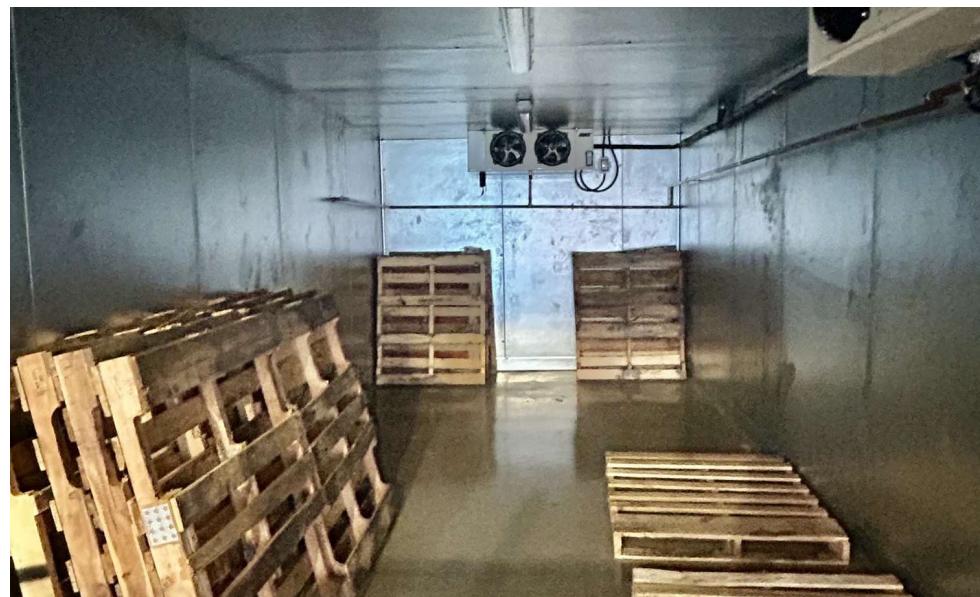
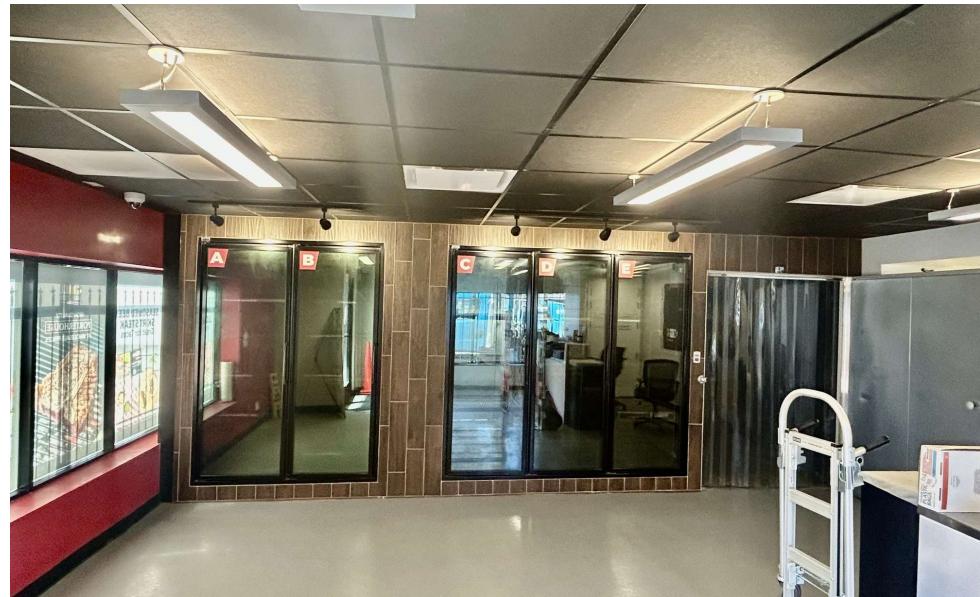
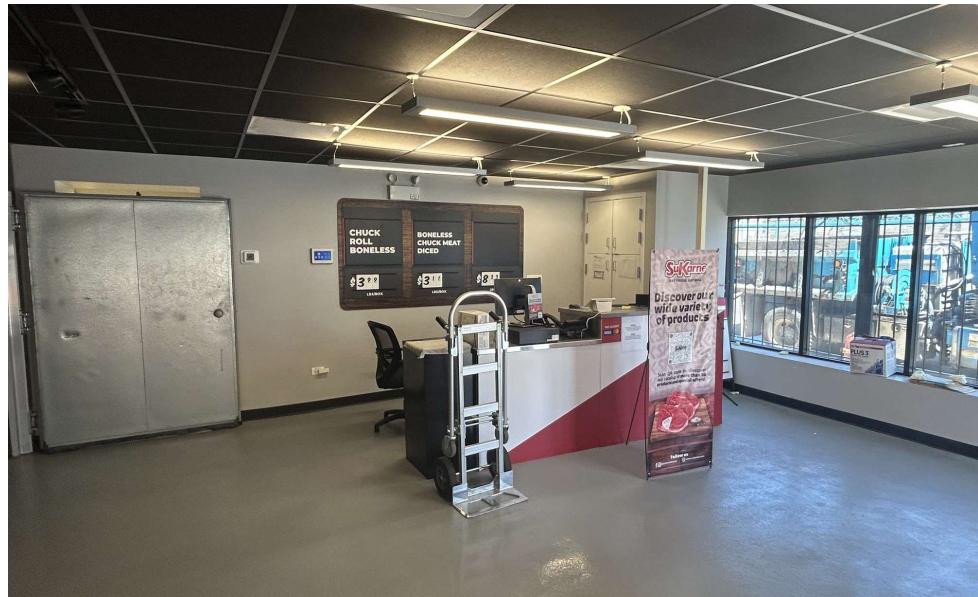
### PROPERTY HIGHLIGHTS

- Prominent hard-corner location offering great visibility and foot traffic along bustling 26th Street
- Flexible layout, divisible to approximately 1,000 sq. ft. to accommodate a variety of retail/office uses
- Surrounded by a strong mix of national, regional, and local retailers
- Adjacent to the thriving Little Village Plaza, home to Chase Bank, Walgreens, Ross, Starbucks, and more
- Strategically positioned at the iconic gateway to Little Village, steps from the landmark Little Village Arch
- High-density neighborhood with strong daytime and residential population
- Easily accessible via public transit and major thoroughfares

## SITE PLAN



## PROPERTY PHOTOS



## AREA RETAILERS



## RETAILER MAP



## RETAILER MAP



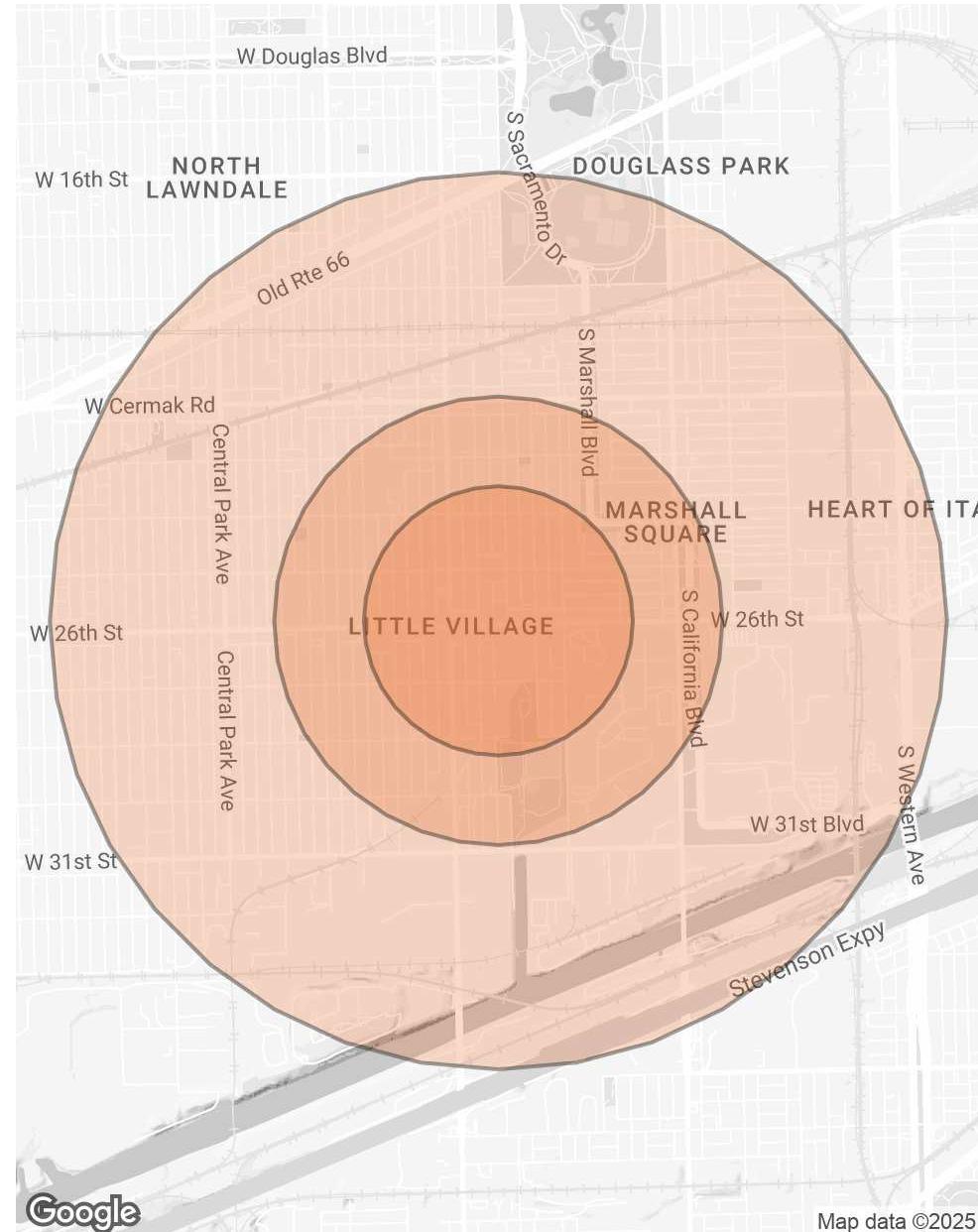
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	4,653	22,129	52,944
<b>AVERAGE AGE</b>	35	35	35
<b>AVERAGE AGE (MALE)</b>	35	35	35
<b>AVERAGE AGE (FEMALE)</b>	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	1,247	5,865	15,320
<b># OF PERSONS PER HH</b>	3.7	3.8	3.5
<b>AVERAGE HH INCOME</b>	\$46,774	\$52,278	\$60,486
<b>AVERAGE HOUSE VALUE</b>	\$194,670	\$235,478	\$256,489

Demographics data derived from AlphaMap



## ADVISOR BIO 1



### JACOB STROM

Senior Advisor

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Direct: **312.676.1869** | Cell: **319.621.1307**

### PROFESSIONAL BACKGROUND

Jacob Strom serves as a Senior Advisor at SVN | Chicago Commercial with over 17 years of experience in all aspects of Retail Real Estate Brokerage including development, leasing, sales, tenant representation, landlord representation, marketing, and site selection. His primary focus is in retail sales, leasing and tenant representation, where he has immeasurable experience working with Landlords and Tenants not only the Chicago DMA but throughout the state of Illinois and Northwest Indiana.

A graduate of the University of Iowa, colleagues and clients describe Jacob as a progressive, driven, down-to-earth, business expert and community leader who can be relied on to offer superior solutions that efficiently deliver desirable results.

When he is not scouring the Chicago area for real estate, his passion is helping others and volunteering. He served as the Secretary of the Board of Directors for KEEN Chicago for over a decade and volunteers regularly with organizations such as My Block, My Hood, My City, Jet City, and The Greater Chicago Food Depository. In addition to being a real estate broker, Jacob works extremely hard to be a broker of good to make his community a better place.

### EDUCATION

University of Iowa - BA in Communication Studies / Minor in Business Administration

### MEMBERSHIPS

International Council of Shopping Centers

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