



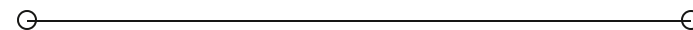
Cherry **CLEANERS** DRY CLEAN & LAUNDRY

LEASE

Ravenswood Center Retail | Office Suites Available

1754-1768 WEST DEVON AVENUE

Chicago, IL 60660



PRESENTED BY:

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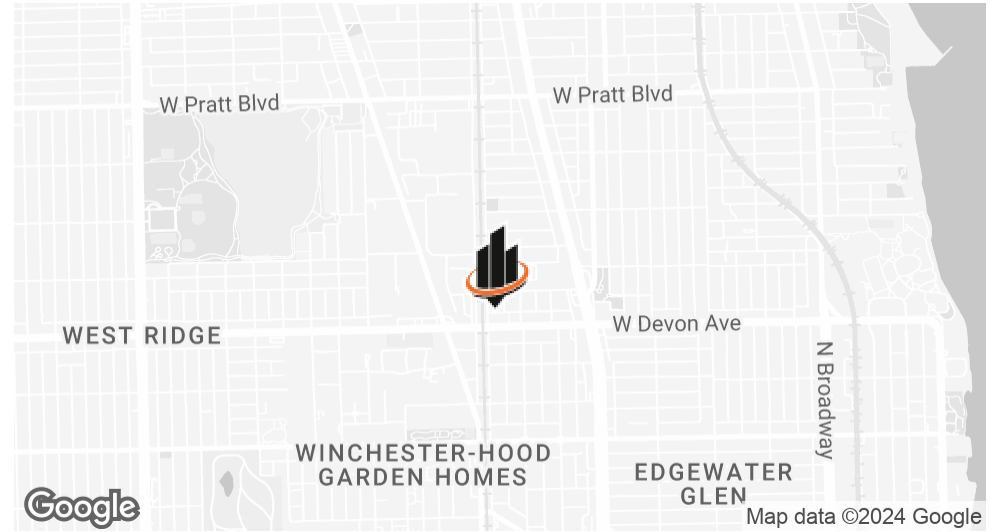
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$500.00 - 2,500.00 per month (MG)
AVAILABLE SF:	200 - 1,350 SF
LOT SIZE:	0.55 Acres
BUILDING SIZE:	10,242 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Ravenswood Center, which offers recently renovated retail and shared office suites. With ample signage opportunities and a high-visibility location on Devon Avenue, your brand will reach a diverse and bustling consumer base. Transportation is a breeze with proximity to major routes, ensuring convenient access for both customers and employees. Join the current tenants including Cherry Cleaners, Northshore Academy Daycare, Community Outreach, Affordable American Insurance, and more.

PROPERTY HIGHLIGHTS

- +/- 1,350 SF Recently renovated Retail Unit
- +/- 200-300 SF Shared Office Suites
- Large Windows | On-site Parking
- High visibility | Pylon signage available

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RETAIL SUITE FOR LEASE



LEASE INFORMATION

LEASE TYPE:	MG
TOTAL SPACE:	725 - 1,350 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1764	Available	1,350 SF	Modified Gross	\$2,500 per month	2 Private Offices, Open Concept Workspace or Conference Area, Reception Area, and private restroom.

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UNIT 1764 - RECENTLY RENOVATED



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SHARED OFFICE SUITES



Shared Reception Area



Shared Kitchen

LEASE INFORMATION

LEASE TYPE:	MG
TOTAL SPACE:	200 - 250 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$500 - \$600 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 1760/1758, Room 4	Available	300 SF	Modified Gross	\$600 per month
Suite 1760/1758, Room 6	Available	200 SF	Modified Gross	\$500 per month
Suite 1760/1758, Room 5	Available	250 SF	Modified Gross	\$550 per month

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UNIT 1758-1760 SHARED SPACE



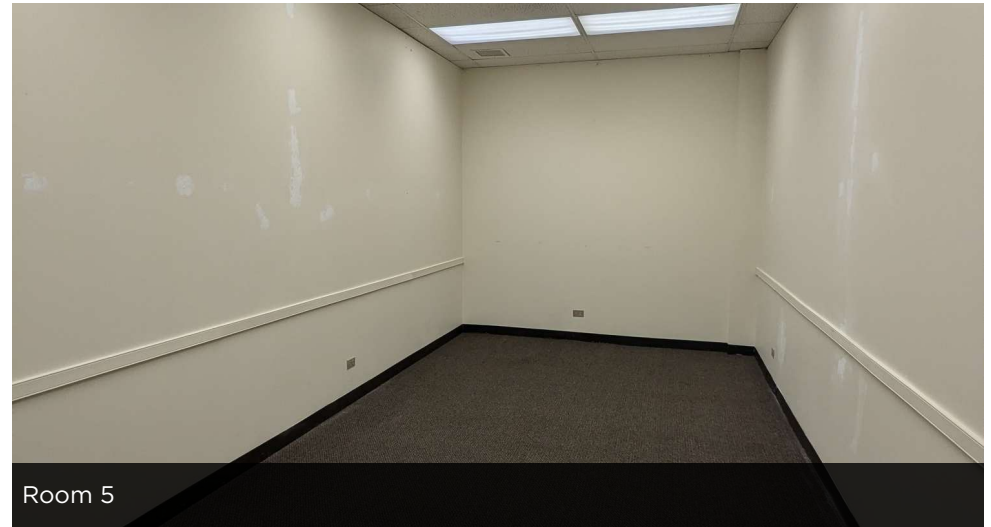
Room 4



Shared Corridor



Shared Reception Area



Room 5

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AERIAL



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

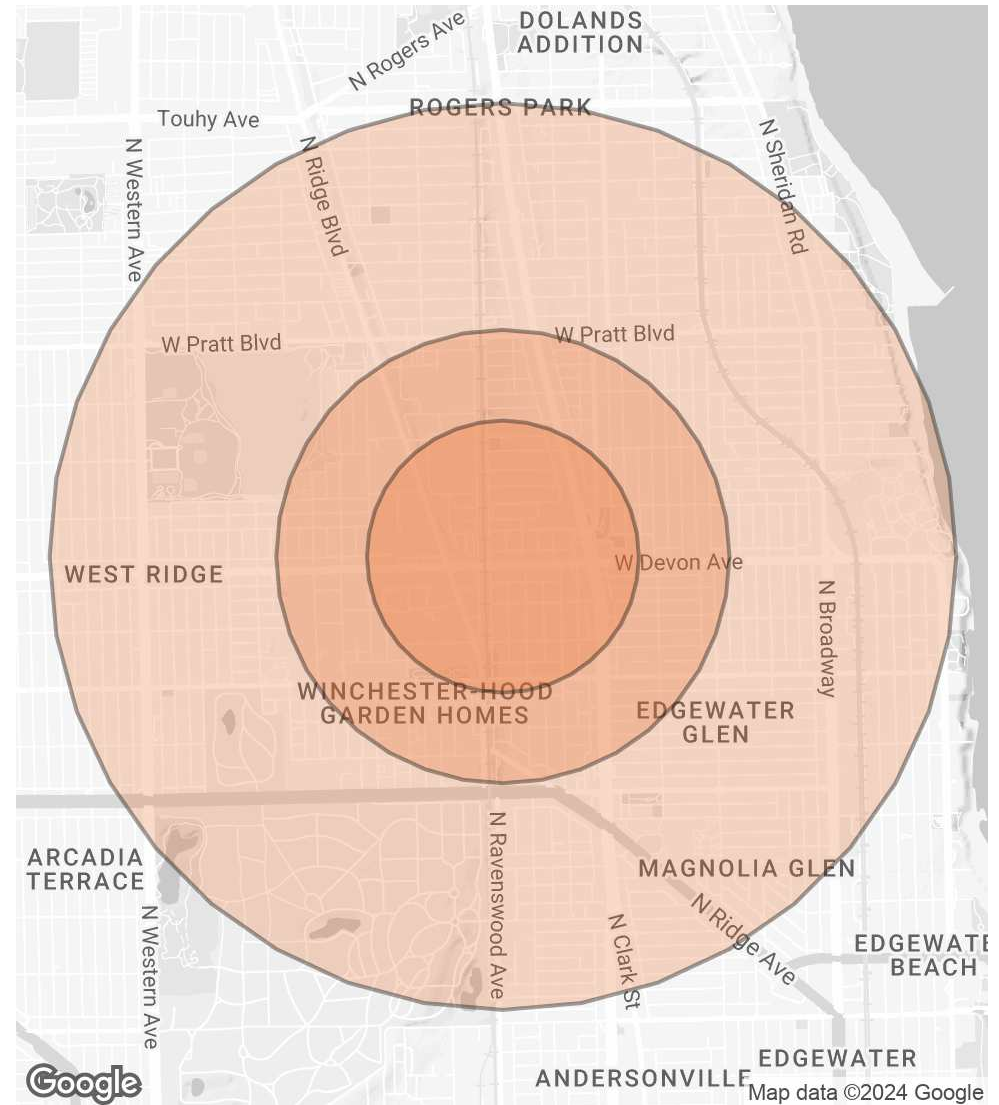
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,997	18,336	75,650
AVERAGE AGE	39	39	39
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	39	39	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,250	7,728	33,706
# OF PERSONS PER HH	2.4	2.4	2.2
AVERAGE HH INCOME	\$89,045	\$86,756	\$87,775
AVERAGE HOUSE VALUE	\$358,017	\$352,202	\$398,447

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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