

LEASE

2859 W Cermak Rd

2859 W CERMAK RD

Chicago, IL 60623

PRESENTED BY:

JACOB STROM

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FOR LEASE



PROPERTY SUMMARY



OFFERING SUMMARY

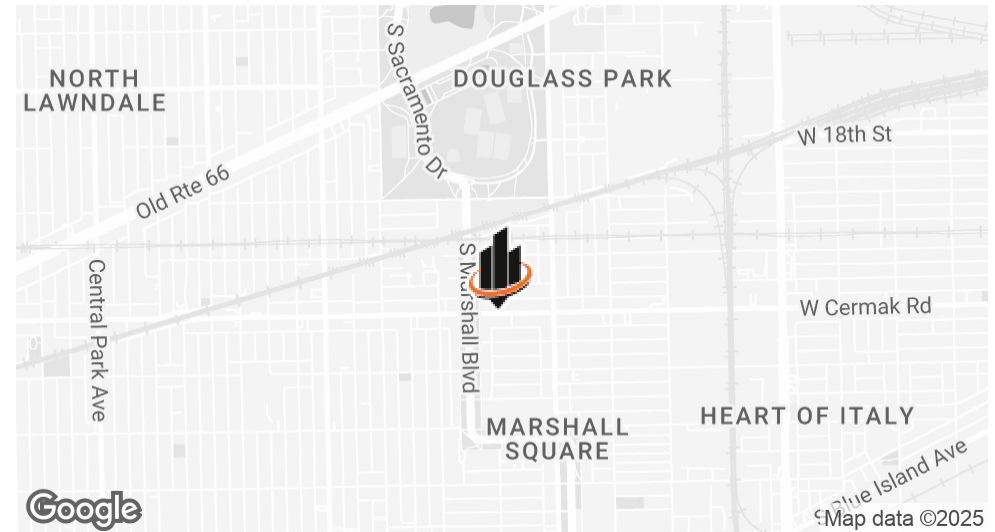
LEASE RATE:	\$3,000 / Month (NNN)
AVAILABLE SF:	1,400 SF
NNN'S:	\$4.50 PSF
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Little Village

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 2859 W. Cermak Rd. FOR LEASE. The subject property is a 1,400 square foot turnkey restaurant space located in Chicago's vibrant Little Village neighborhood. Positioned along busy Cermak Road, the site benefits from excellent visibility, strong pedestrian activity, and over 28,000 vehicles per day. The property also offers the potential for 1-2 parking spaces or a patio in the rear, providing valuable flexibility for future operators. Existing kitchen equipment available for sale, terms negotiable.

LOCATION DESCRIPTION

Located along bustling Cermak Road, 2859 W. Cermak Rd. offers excellent visibility in the heart of Chicago's vibrant Little Village neighborhood. This stretch of Cermak is known for its strong pedestrian traffic and lively mix of local shops, authentic restaurants, and neighborhood staples. The area's cultural energy makes this an ideal location for businesses looking to grow in a dynamic, community-driven corridor.

COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

STREET ADDRESS	2859 W Cermak Rd
CITY, STATE, ZIP	Chicago, IL 60623
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village

PROPERTY HIGHLIGHTS

- Incredible visibility and signage
- Turnkey restaurant
- Loading zone for temporary parking in front of the space
- Ability for 1-2 parking spaces / Patio in the rear
- Densely populated area with strong local customer base
- Flexible B3-2 zoning
- Good national, regional and local co-tenancy in the immediate area
- Existing kitchen equipment may be available as a part of a separate or negotiated package

ADDITIONAL PHOTOS



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RETAIL AERIAL



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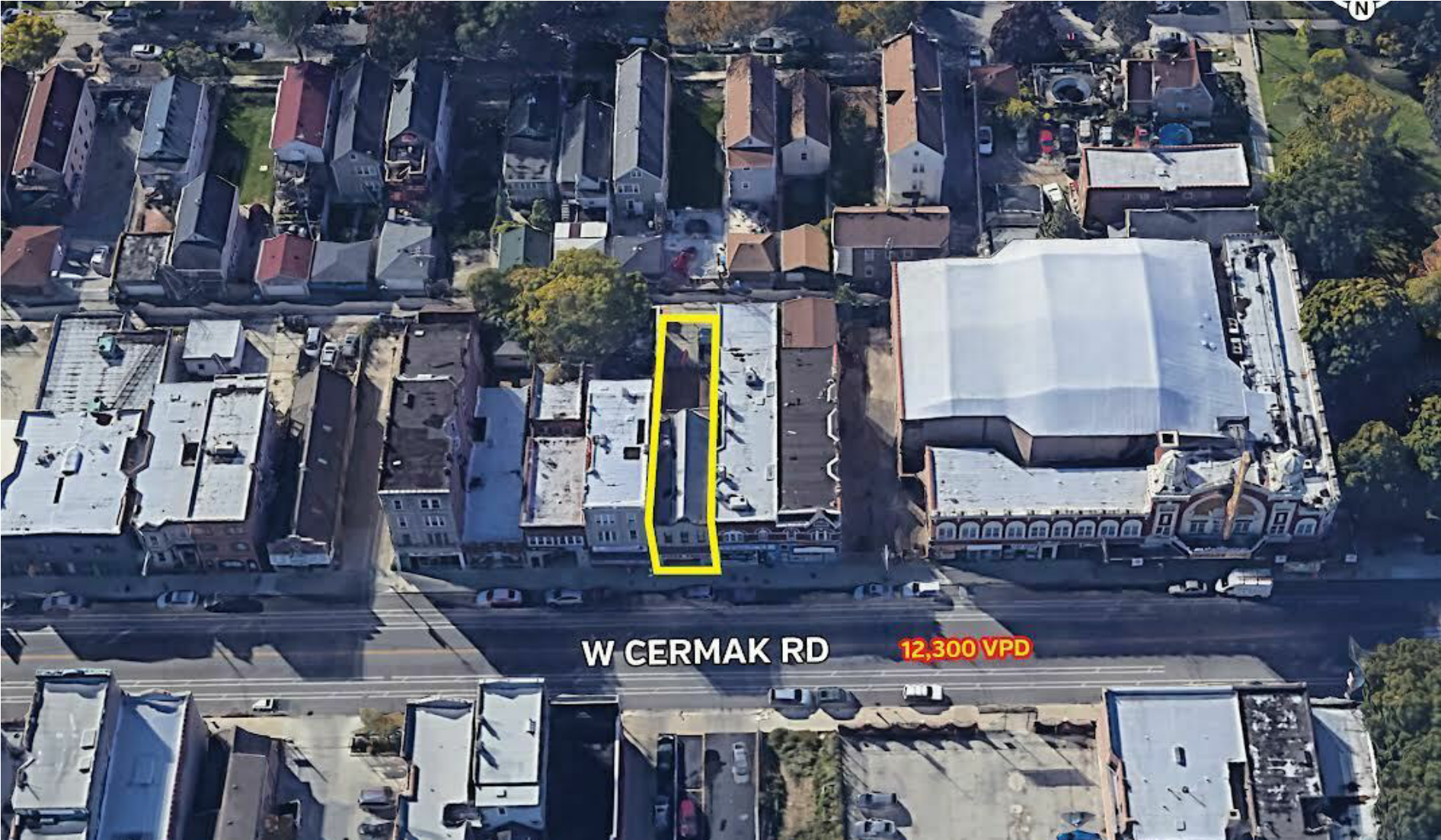
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SVN | CHICAGO COMMERCIAL

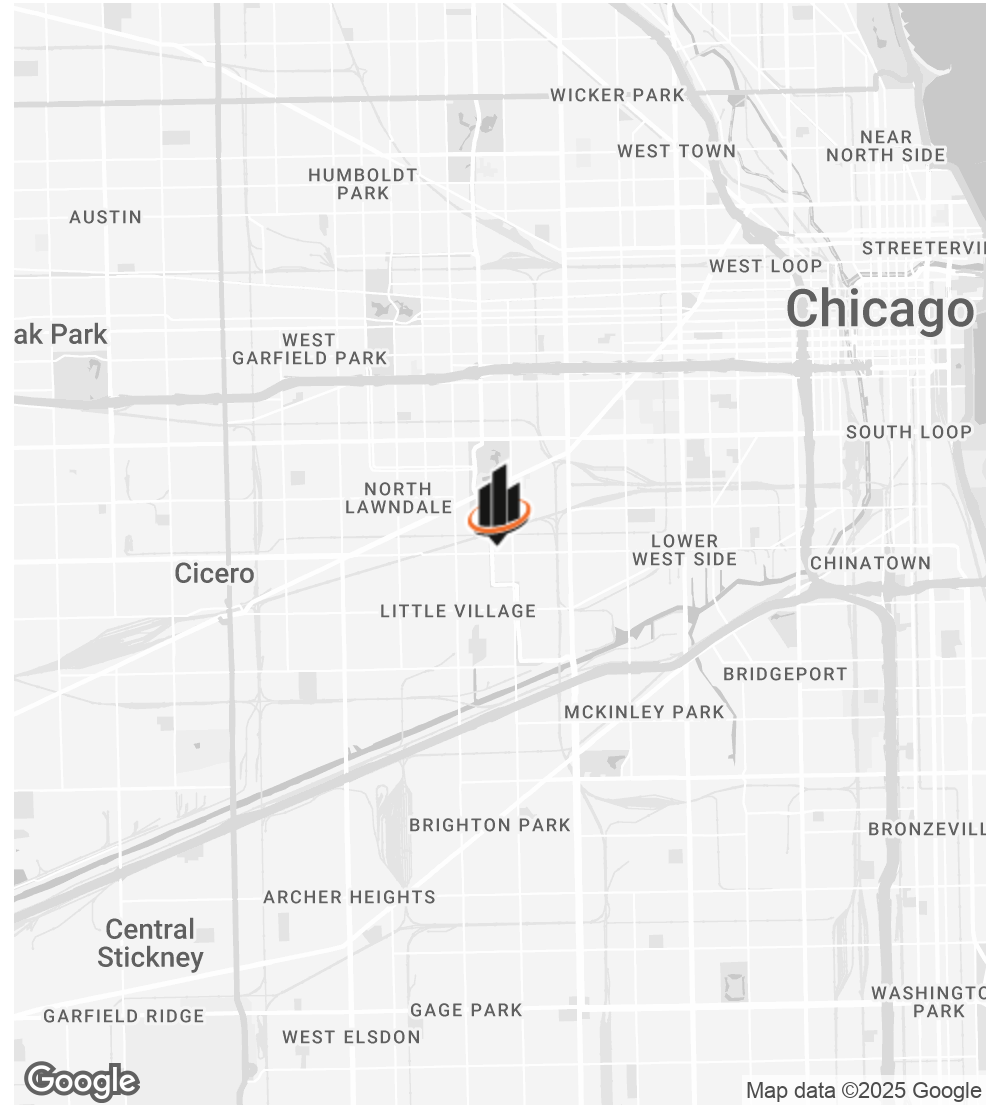
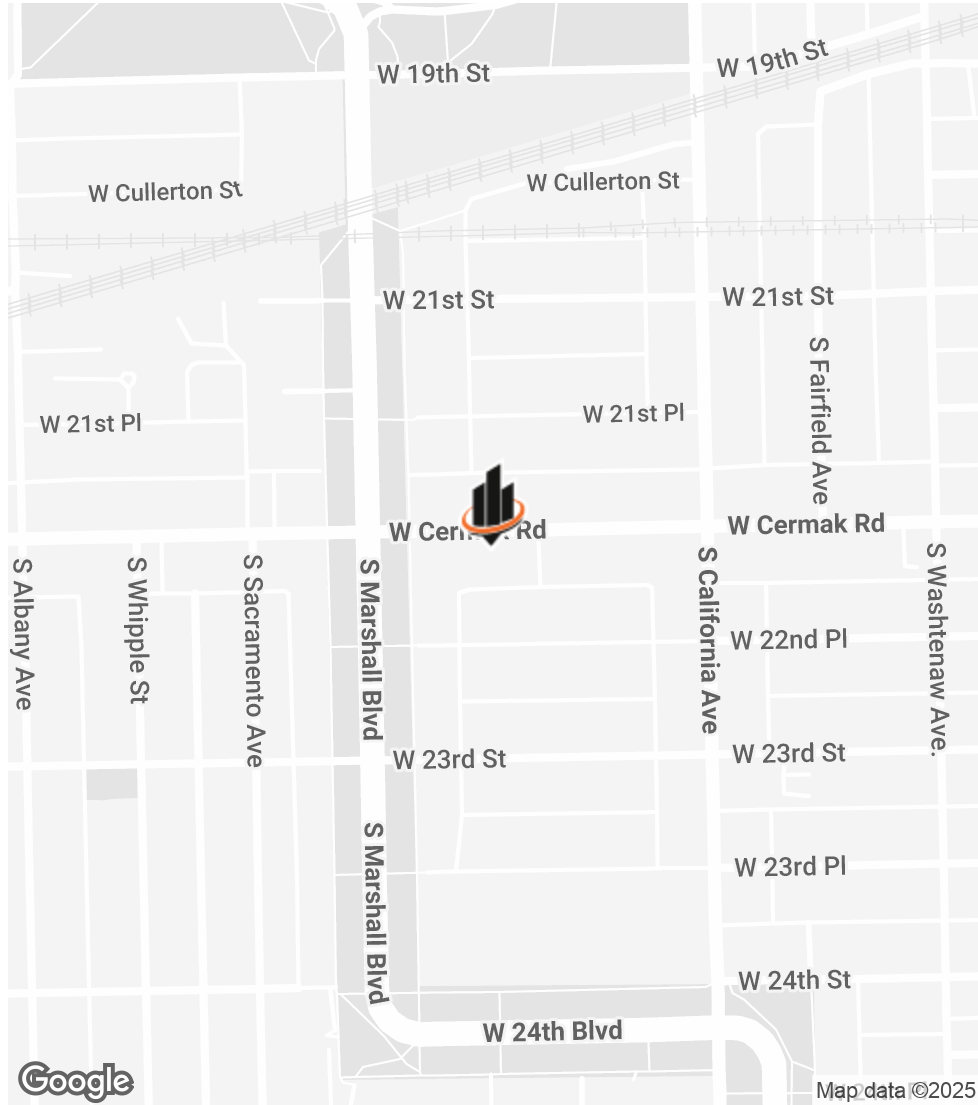
BIRDS EYE AERIAL



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

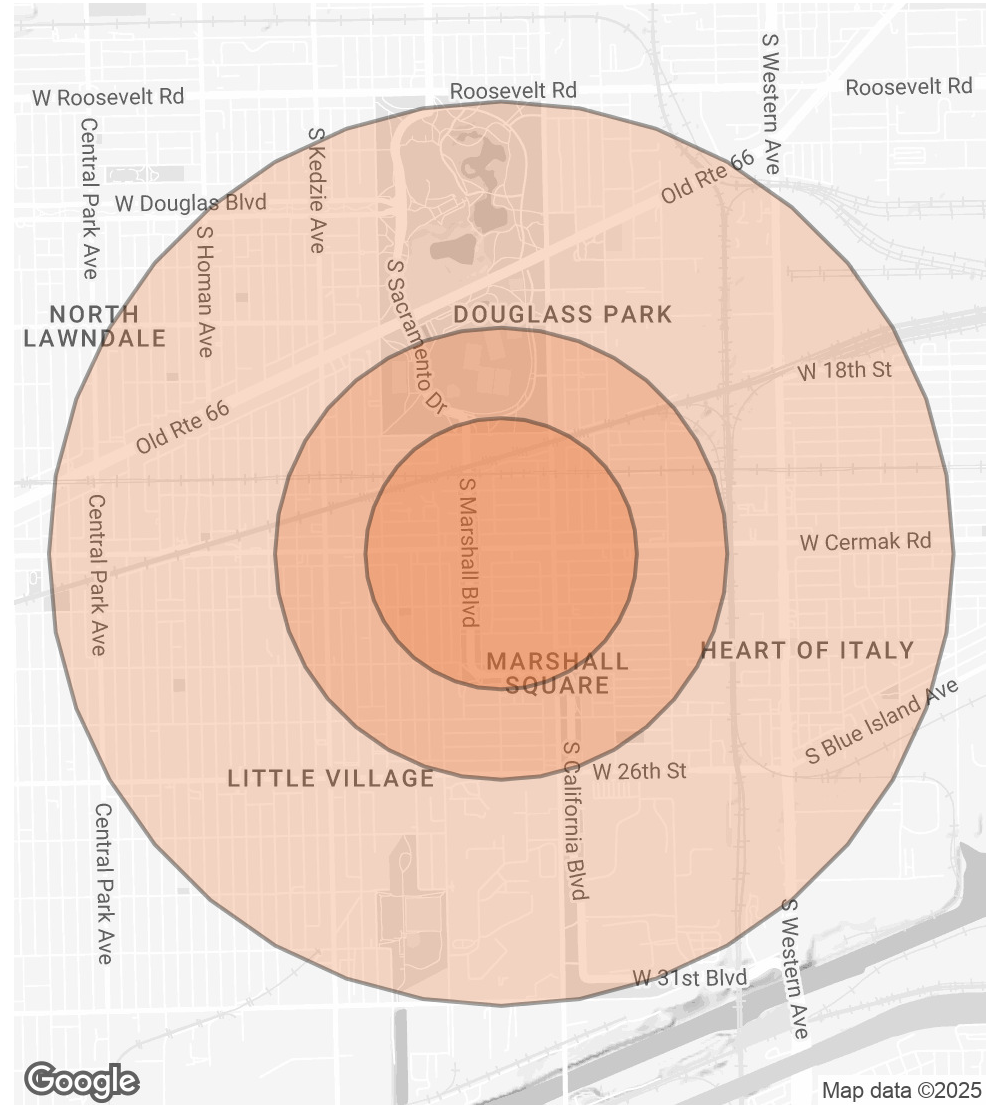
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,659	17,408	51,729
AVERAGE AGE	36	36	35
AVERAGE AGE (MALE)	36	36	35
AVERAGE AGE (FEMALE)	35	35	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,659	5,964	16,167
# OF PERSONS PER HH	2.9	2.9	3.2
AVERAGE HH INCOME	\$76,071	\$68,733	\$63,085
AVERAGE HOUSE VALUE	\$281,621	\$262,428	\$276,036

Demographics data derived from AlphaMap



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ADVISOR BIO 1



JACOB STROM

Senior Advisor

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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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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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