

1,050 SF AVAILABLE  
Calumet City, IL 60409

FOR LEASE



## 1604-1618 Sibley Blvd.

- Only one (1) space left
- Minutes to Downtown Chicago
- Surrounded by well-known retailers and businesses
- Located on SR 83
- Very close proximity to I-94

### CONTACT

## Max Profeta

Leasing Representative  
317.550.9060  
[max@arnoldmeyer.com](mailto:max@arnoldmeyer.com)

Arnold Meyer Commercial Real Estate  
8777 Purdue Rd., Ste. 107,  
Indianapolis, IN 46268  
[arnoldmeyer.com](http://arnoldmeyer.com)





## Property Description

Lease a space in our shopping center featuring a beauty supply store. The location offers excellent visibility, convenient parking, and a mix of neighboring tenants in a bustling shopping district. This is an ideal location for businesses looking to establish or expand their presence in the community.

## Location Description

This commercial real estate opportunity is ideally located for business success. With proximity to (2) two high schools and surrounded by popular retailers like McDonald's, Popeye's, Crystals, and Dunkin, foot traffic is guaranteed. The property is on a heavily trafficked main retail corridor, offering maximum visibility for any business venture.



## Lease Information

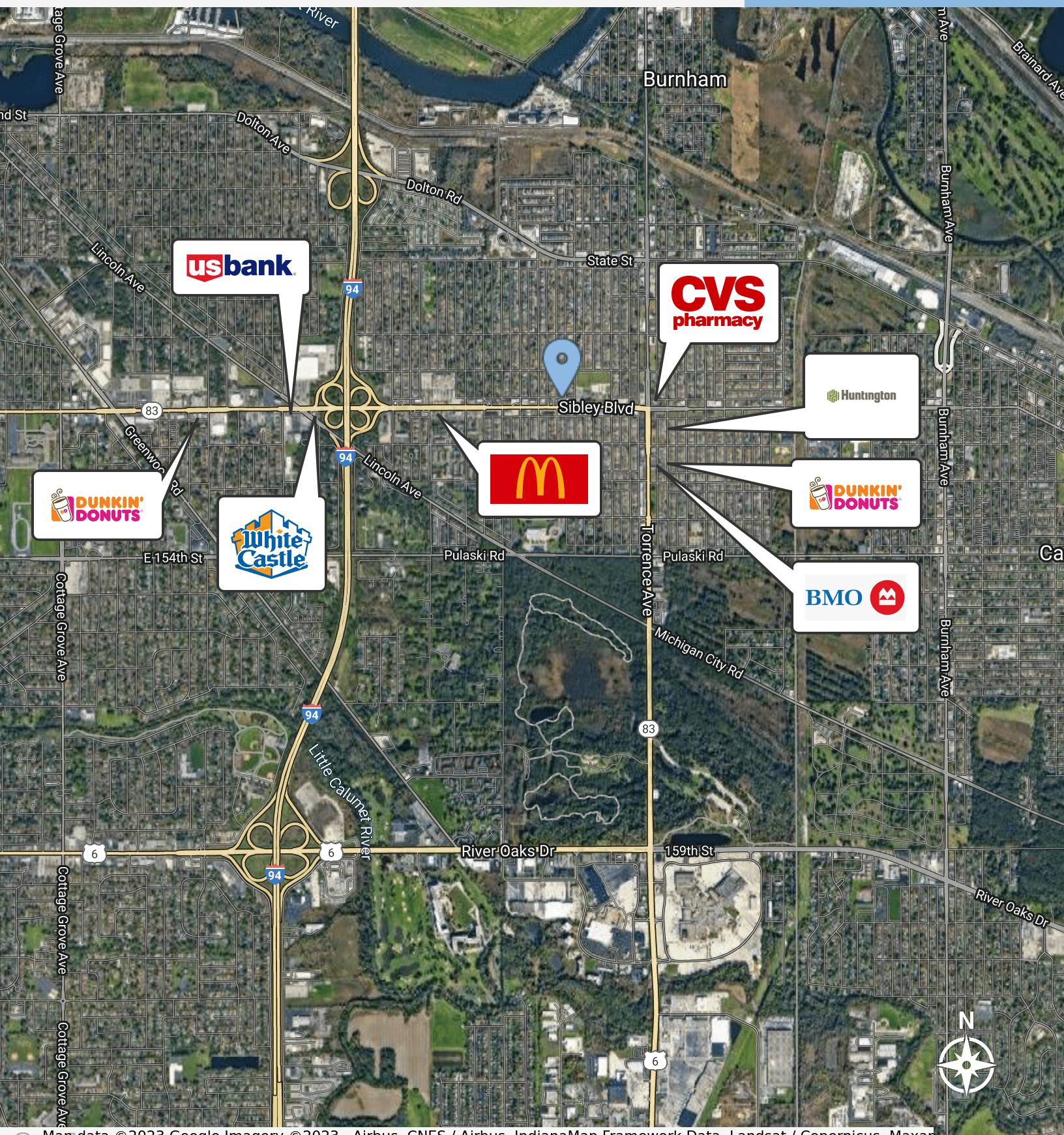
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,050 SF	Lease Rate:	Negotiable

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
1608 Sibley Blvd.	-	1,050 SF	NNN	Negotiable
1610 Sibley Blvd.	Available	1,050 SF	NNN	Negotiable

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RETAILER MAP



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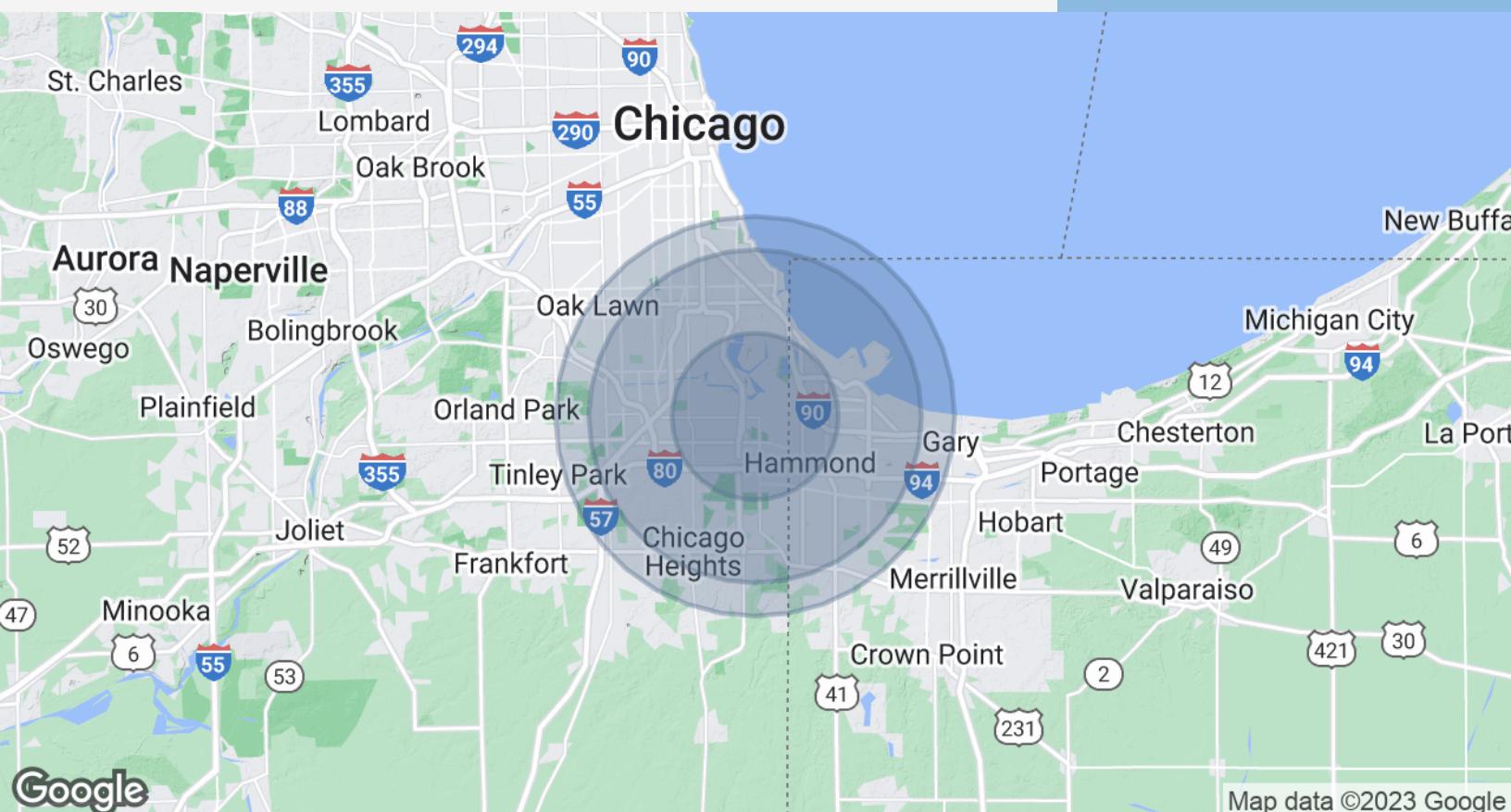
max@arnoldmeyer.com



ARNOLD MEYER

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DEMOGRAPHICS  
MAP & REPORT



Population	5 Miles	10 Miles	12 Miles
Total Population	242,112	986,672	1,345,381
Average Age	36.7	38.8	39.0
Average Age (Male)	34.3	36.3	36.4
Average Age (Female)	38.8	40.9	41.2

Households & Income	5 Miles	10 Miles	12 Miles
Total Households	103,720	426,174	589,573
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$52,495	\$59,813	\$60,270
Average House Value	\$108,002	\$142,908	\$149,632

\* Demographic data derived from 2020 ACS - US Census