

71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate: \$1,000.00 - 2,500.00 per month (MG)
Available SF: 950 - 2,000 SF
Lot Size: 2,500 SF
Number of Units: 2
Zoning: B3-3, Community Shopping District
Market: Chicago
Submarket: South Shore / Jackson Park Highlands

PROPERTY OVERVIEW

Vanilla-box condition street retail storefronts
7114 S Jeffery
- \$1,000/month
- 900 SF
- Heat and hot water included
7134 S Jeffery
- \$2,500/month
- 2,000 SF
- Gas-forced heat and central air
- New carpet and paint

PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



LEASE INFORMATION

Lease Type: MG Lease Term: Negotiable
Total Space: 950 - 2,000 SF Lease Rate: \$1,000.00 - \$2,500.00 per month

AVAILABLE SPACES

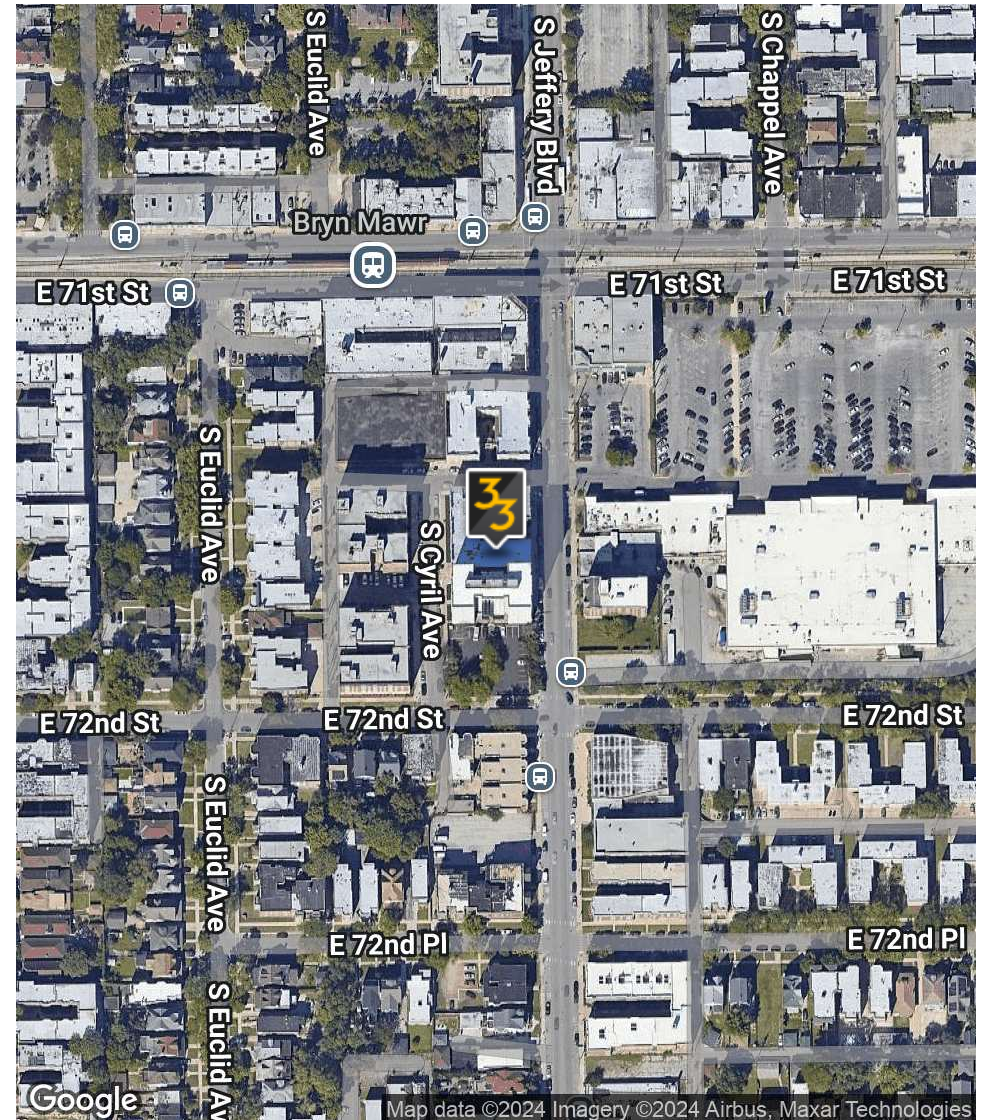
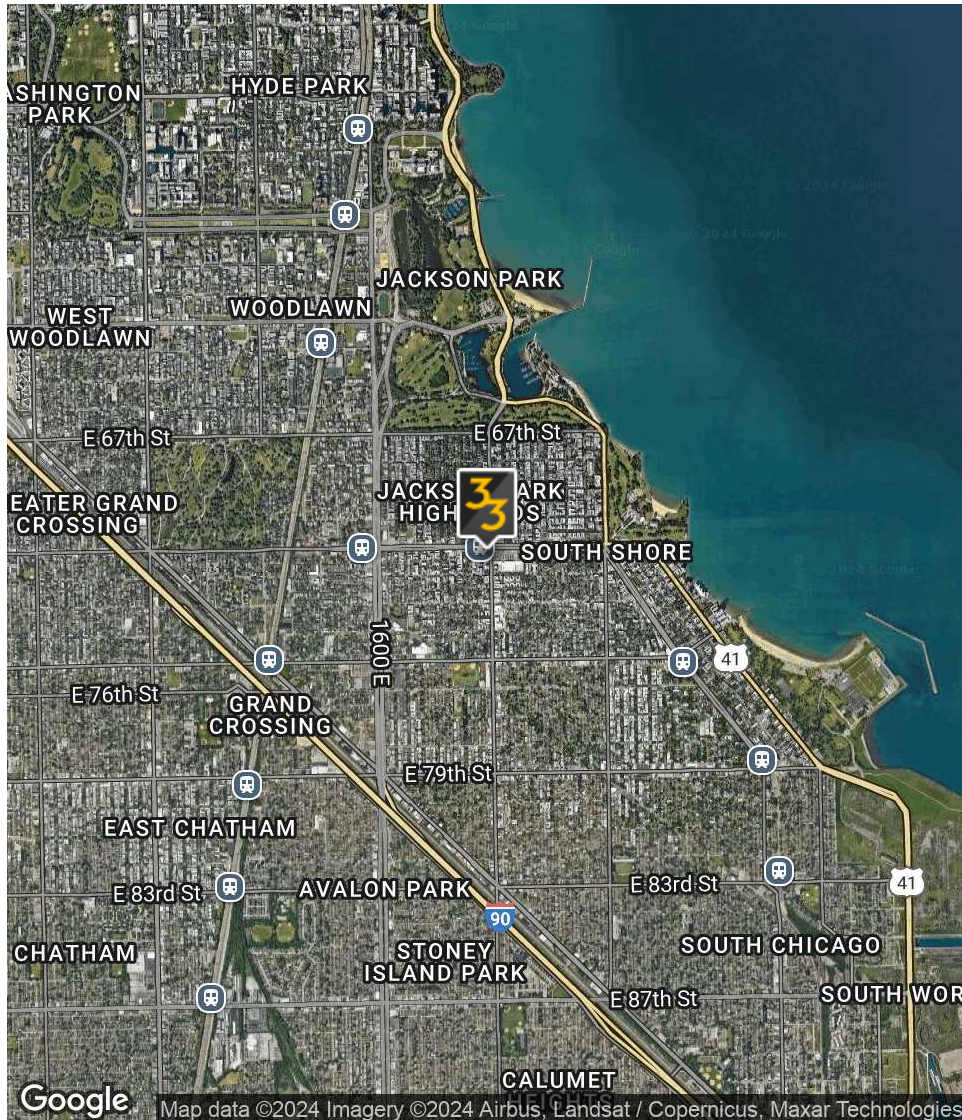
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7114 S. Jeffery Avenue	Available	950 SF	Modified Gross	\$1,000 per month	-
7134 S. Jeffery Avenue	Available	2,000 SF	Modified Gross	\$2,500 per month	-

PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



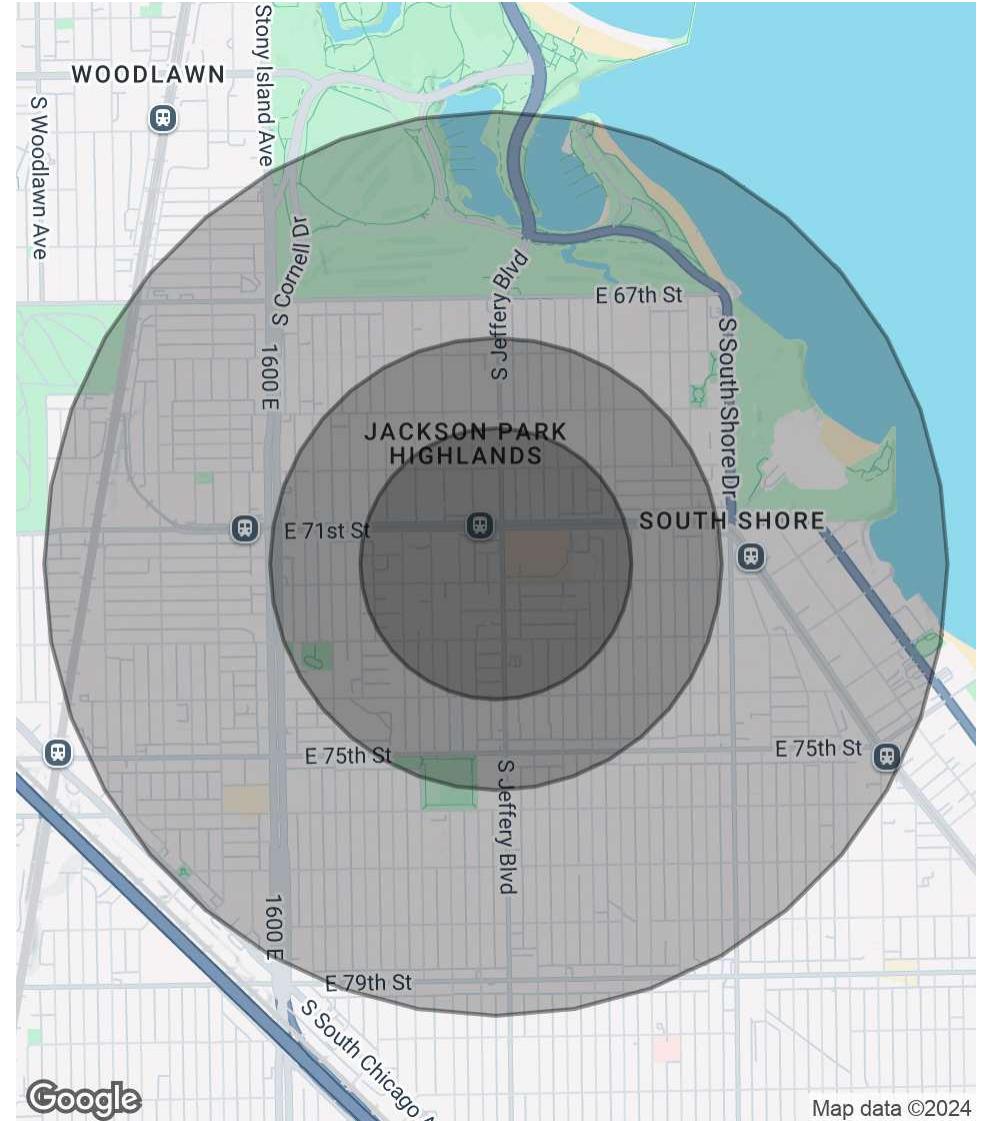
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,630	16,200	46,286
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

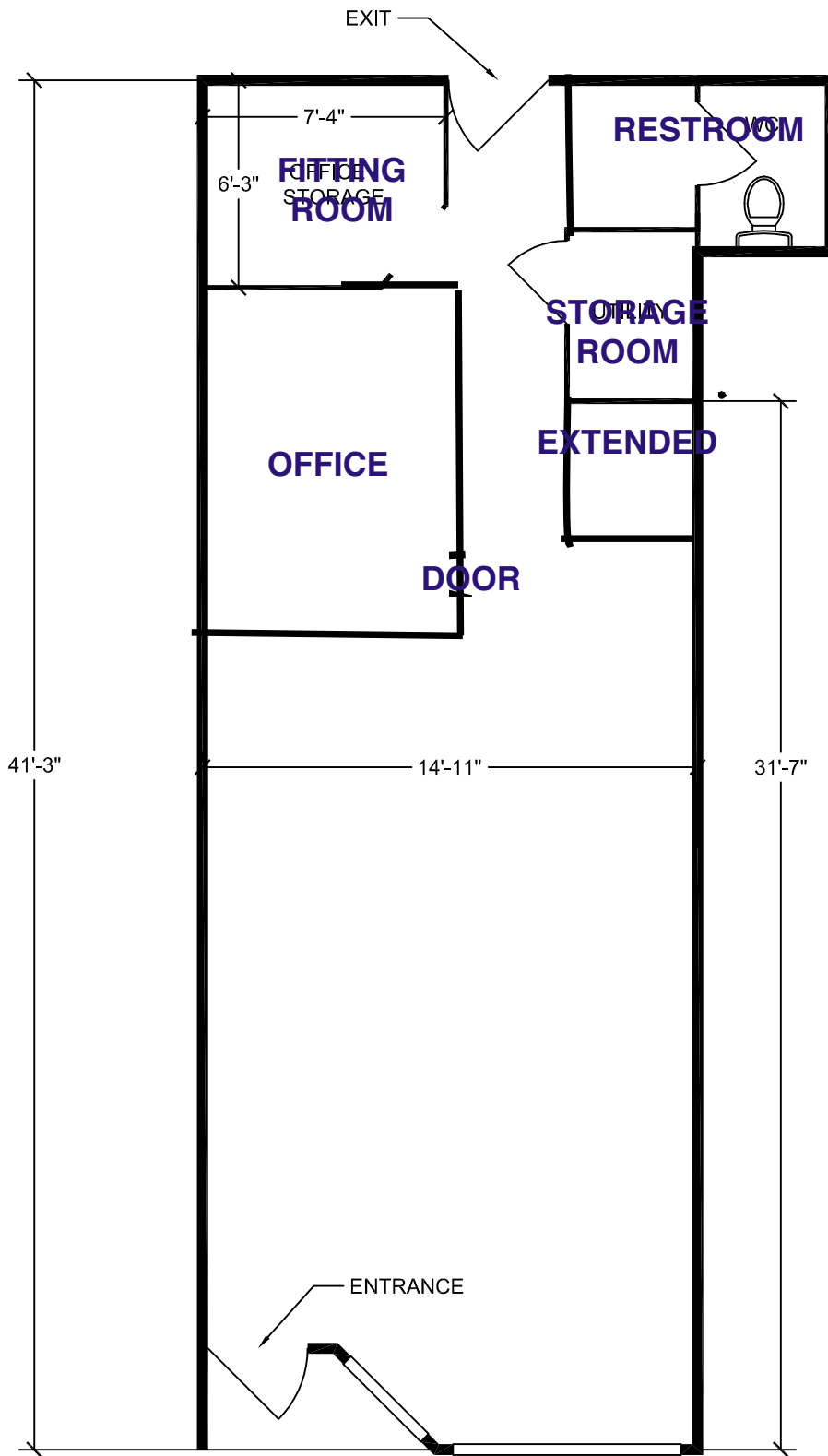
	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,282	7,778	22,189
# of Persons per HH	2	2.1	2.1
Average HH Income	\$55,372	\$60,611	\$58,790
Average House Value	\$343,191	\$339,920	\$304,200

Demographics data derived from AlphaMap



PRESENTED BY: **GENE HART**
 BROKER
 219.465.8584
gene.hart@33realty.com



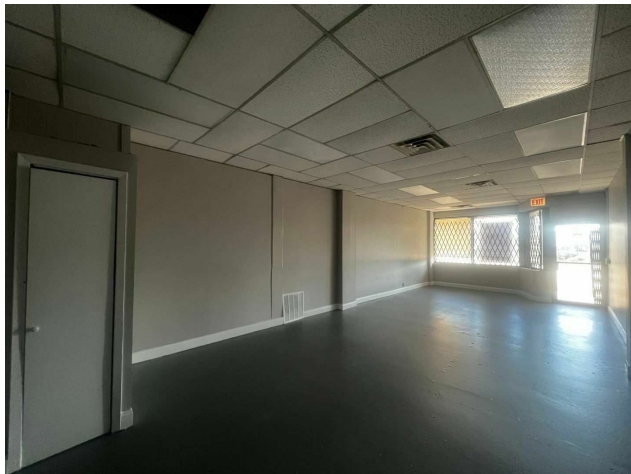
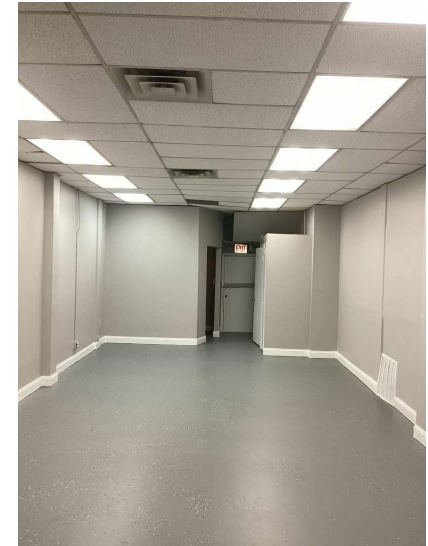


ADDRESS: 7114 JEFFERY

SCALE: 1" = 3/16"

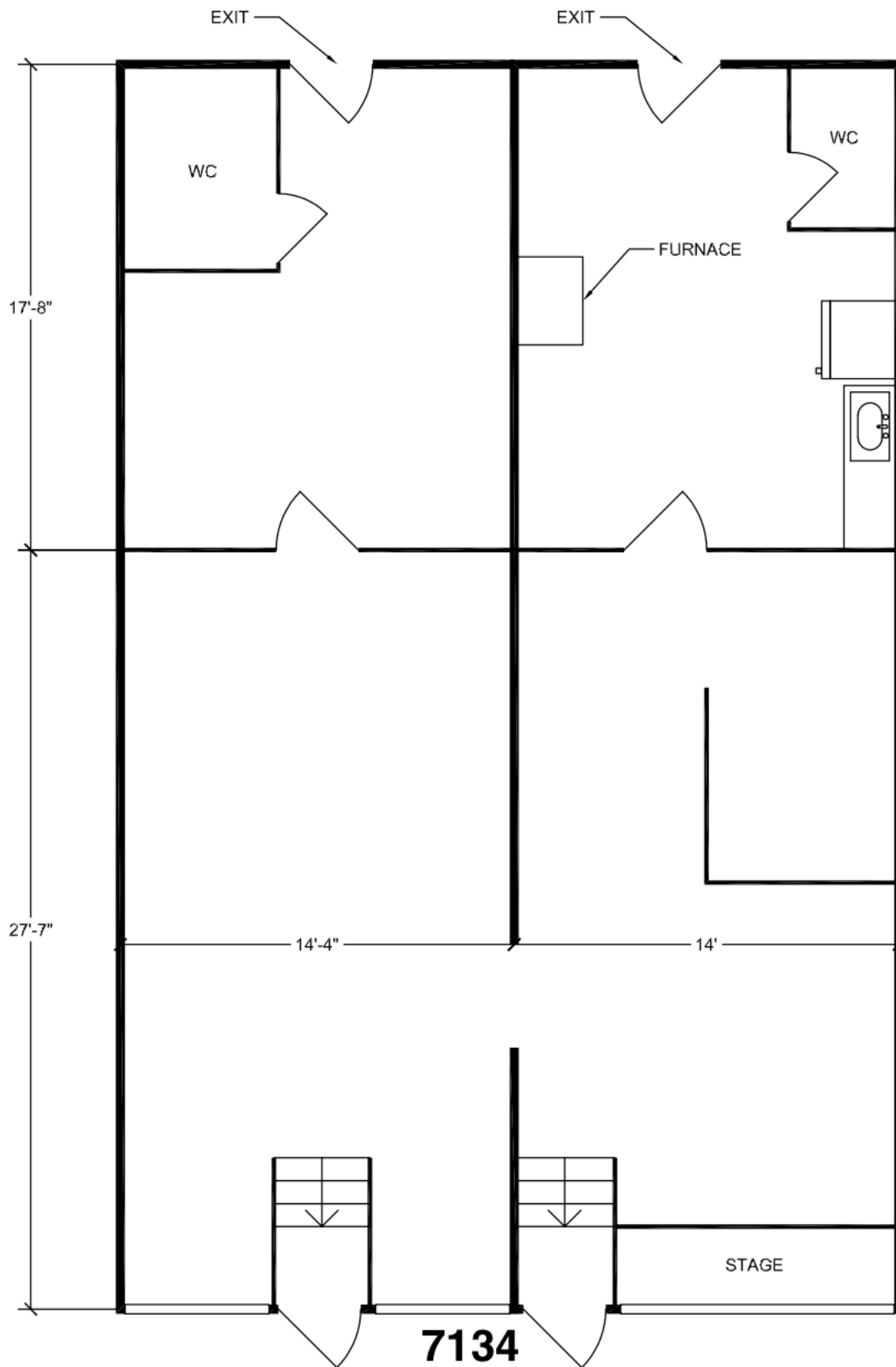
71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



PRESENTED BY: **GENE
HART**
BROKER
219.465.8584
gene.hart@33realty.com





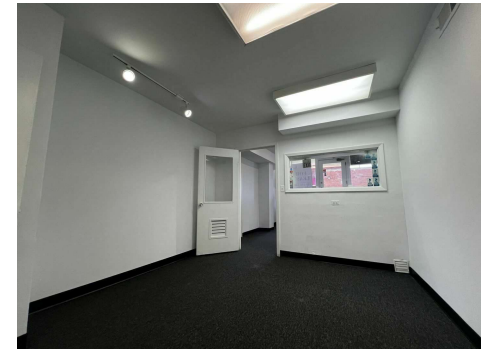
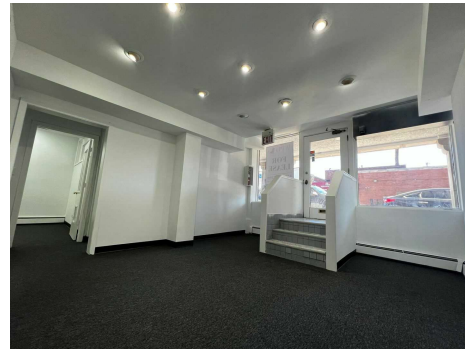
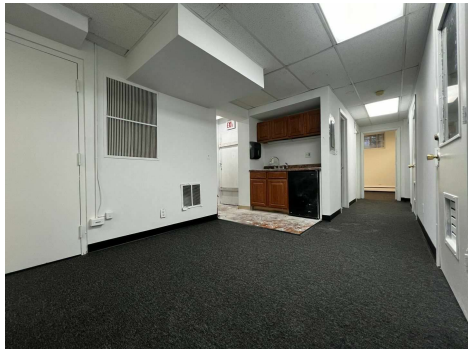
7134

ADDRESS: [REDACTED] JEFFERY

SCALE: 1" = 3/16"

71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



71ST & JEFFERY RETAIL

7134 S JEFFERY AVENUE, CHICAGO, IL



GENE HART

Broker

gene.hart@33realty.com

Direct: 219.465.8584

IL #475.149185

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 fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11

33 Realty
357 W. Chicago
Chicago, IL 60657
773.327.4975

PRESENTED BY: **GENE
HART**
BROKER
219.465.8584
gene.hart@33realty.com



REALTY