

RETAIL/FOOD BUILDING FOR SALE OR LEASE

7315 W. DEMPSTER STREET, NILES, IL



ONLY \$10 MODIFIED GROSS PSF



BUILDING SPECIFICATIONS

BUILDING SIZE:	± 24,308 SF (Total) on .56 acres
AVAILABLE FOR LEASE:	± 16,140 SF (1st and 2nd Floor)
ASKING RENT:	\$13,450/month modified gross (\$10.00 psf) <i>"As is" rent rate and tenant does build-out</i>
LOADING:	2 exterior docks 1 interior dock
POWER:	2400 amps
PARKING:	25 cars
ZONING:	C-2
REAL ESTATE TAXES:	\$36,273.54 (2020 paid 2021)
TAX INCENTIVE:	Cook County Class 7 potential
BUILDING PRICE:	\$1,800,000 \$1,350,000 (\$55.54 psf)

BUILDING SPECIFICATIONS

- (1st floor) ± 8,318 SF | (2nd floor) ± 7,822SF | (Basement) ± 8,168 SF
- Three (3) walk-in coolers (35° - 40°) | 168 SF; 140 SF; 252 SF
- Two (2) freezers (0°-10°) | 196 SF; 180 SF
- Rheon Room (50°) | 650 SF
- Two freight elevators

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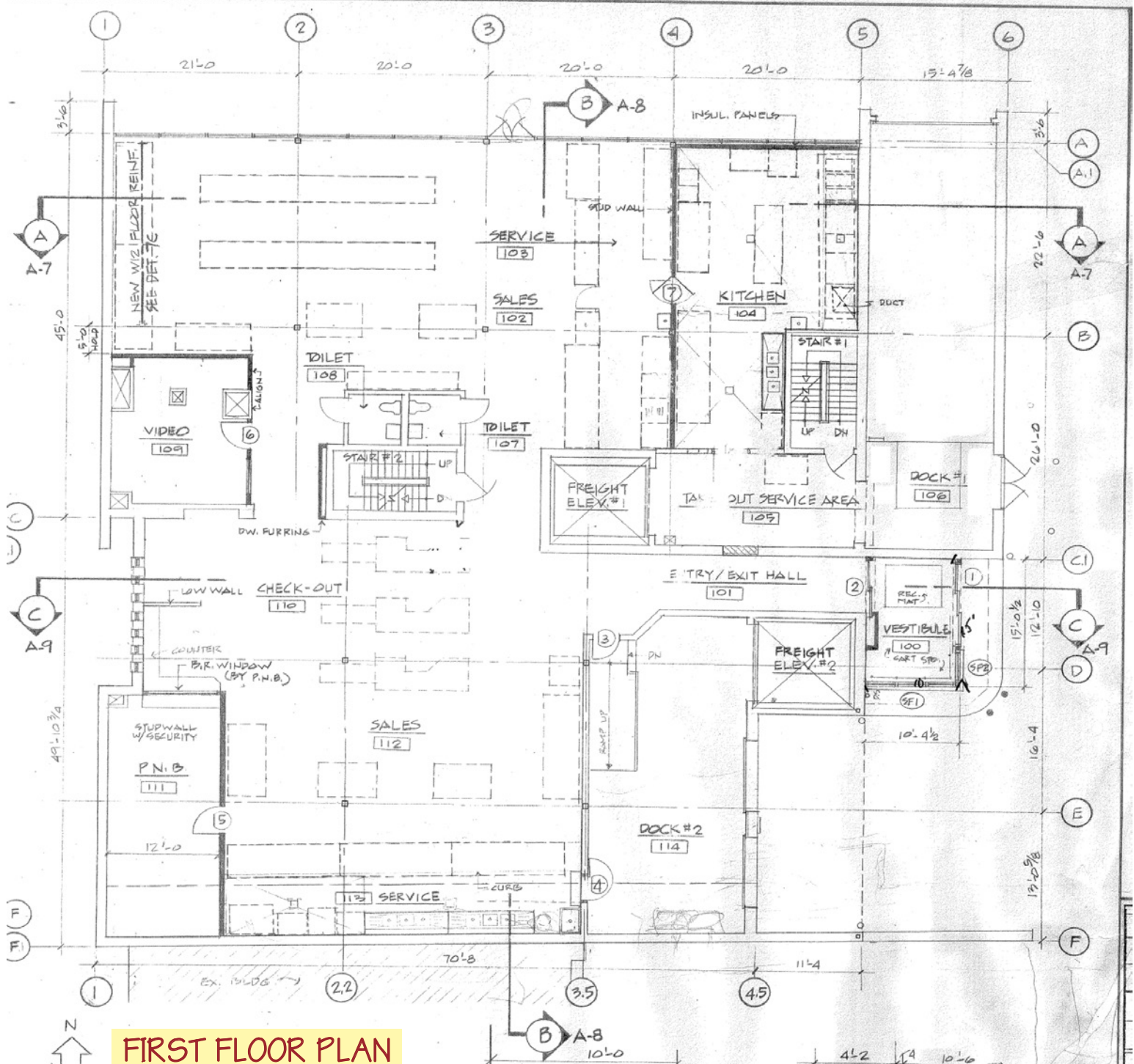
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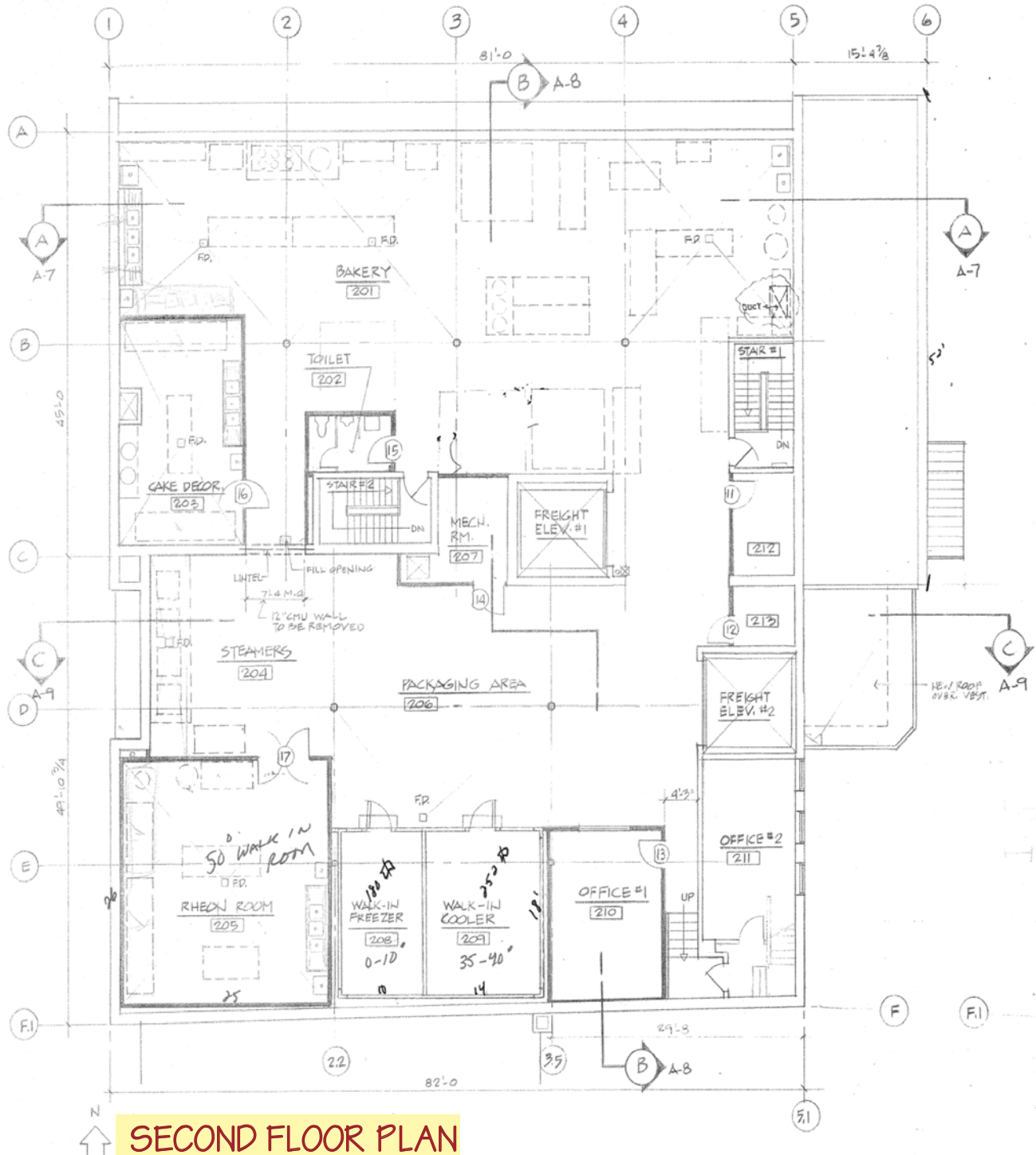
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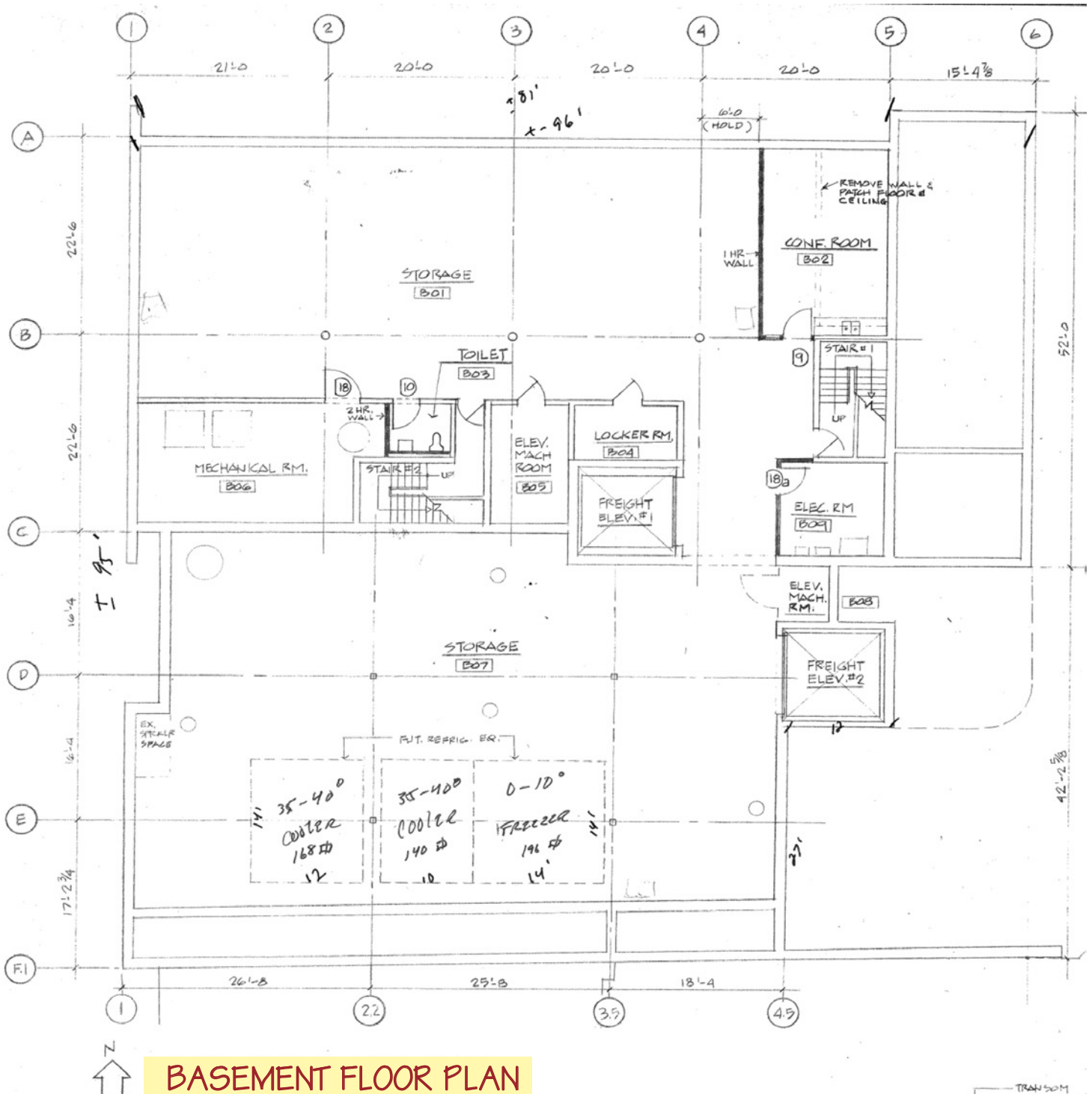
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Population	1 Mile	3 Miles	5 Miles
2017 Total Population:	18,859	157,471	411,273
2022 Population:	18,892	158,246	413,276
Population Growth 2017-2022:	0.17%	0.49%	0.49%
Average Age:	44.40	42.30	41.90
Households			
2017 Total Households:	7,143	59,730	157,012
Household Growth 2017-2022:	0.22%	0.39%	0.35%
Median Household Income:	\$69,358	\$76,751	\$77,165
Average Household Size:	2.60	2.60	2.60
2017 Average Household Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$273,759	\$323,301	\$326,280
Median Year Built:	1958	1960	1960

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