

7508-10 W. GRAND AVENUE, ELMWOOD PARK, IL

Retail | For Sale or Lease



OFFERING SUMMARY

Lease Rate:	\$16.00/SF NNN
Sale Price:	Subject to Offer
Building Size:	4,500 SF
Available SF:	1,945 - 4,500 SF
Lot Size:	0.15 Acres
Year Built:	1975
Zoning:	B-2
Traffic Count:	21,000
Parking:	12 spaces behind the building

PROPERTY OVERVIEW

Retail building with large windows on busy Grand Avenue. Steps away from the Elmwood Park Metra, Grand Avenue bus stops, Elmwood Park Community & Recreation Center, Library, Fire Department, and Village offices.

Perfect for Salon, Cafe, Contractor Office, Professional Service office, etc.

Twelve parking spaces in back plus an overhead door.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

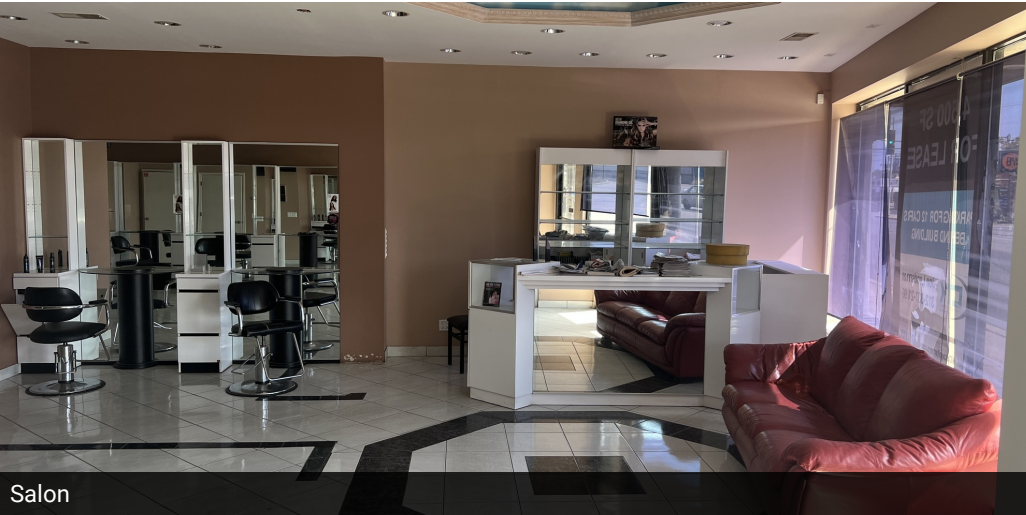
CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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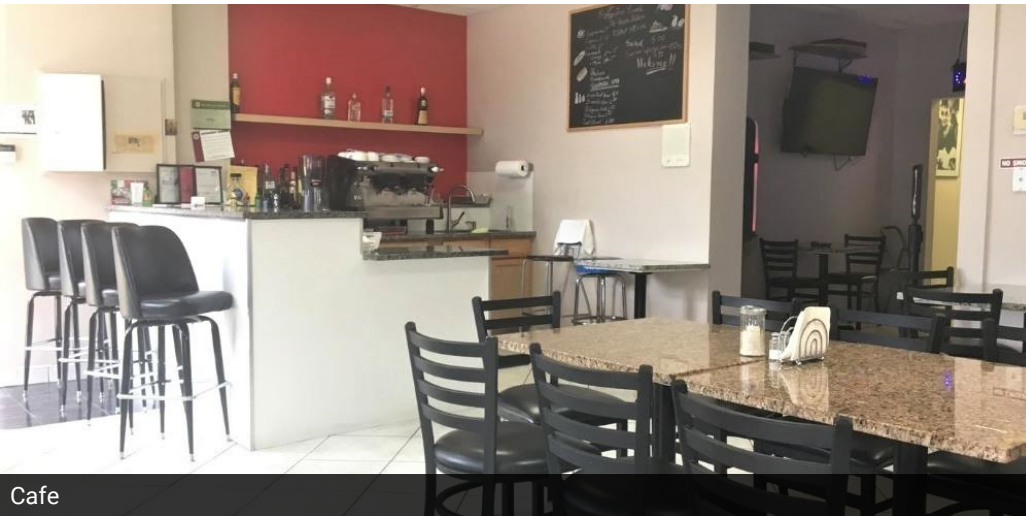
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Salon



Private Treatment Room



Cafe



Coffee Bar



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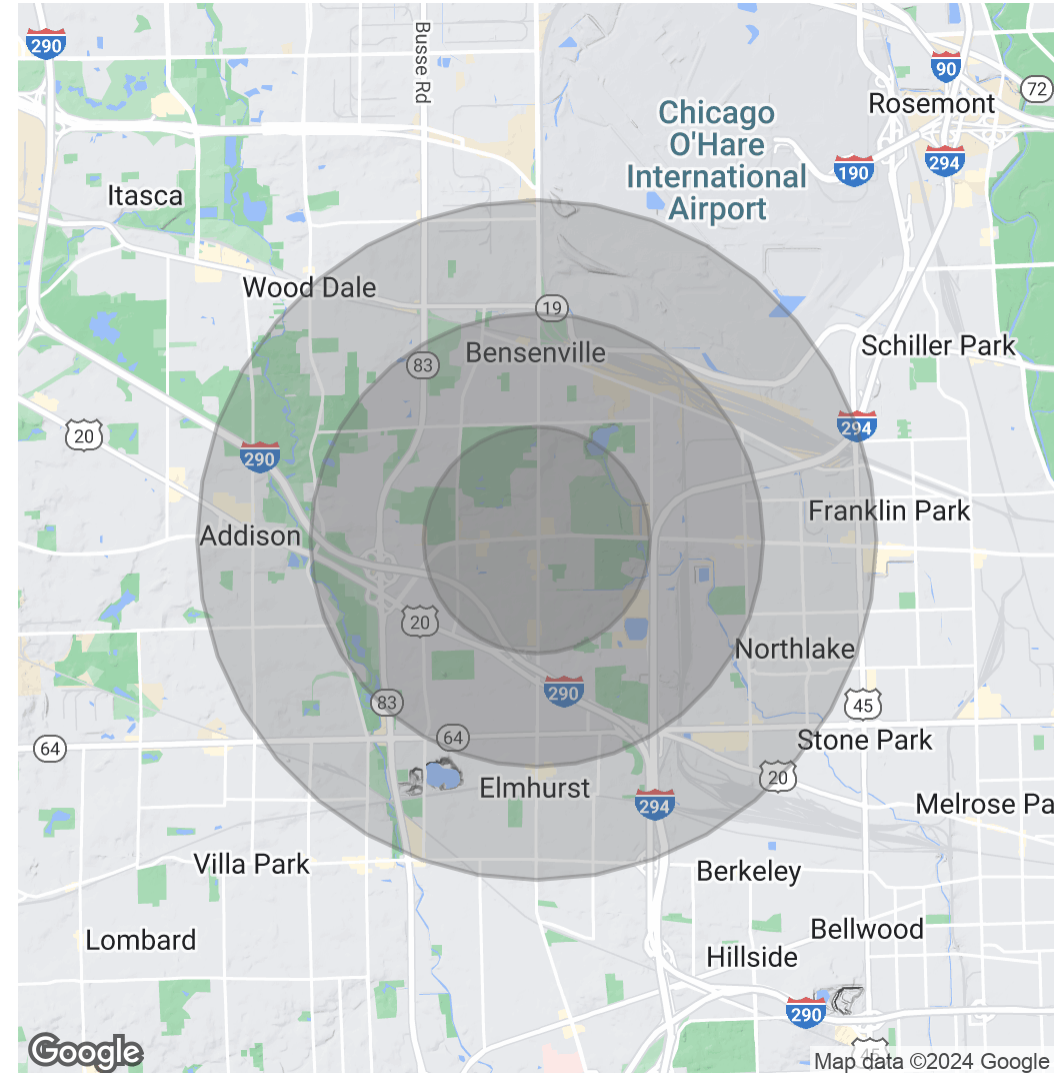
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,549	37,520	91,751
Average Age	35.8	39.9	38.3
Average Age (Male)	35.2	38.3	36.7
Average Age (Female)	37.7	41.2	39.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,253	14,154	33,782
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$84,321	\$94,211	\$97,666
Average House Value	\$315,896	\$352,692	\$347,781

* Demographic data derived from 2020 ACS - US Census



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