

JAMESON.

4614-16 W FULLERTON

CHICAGO, IL

FOR SALE / LEASE

ART COLLAZO

VICE PRESIDENT, SALES

acollazo@jameson.com

773.551.5165



EXECUTIVE SUMMARY



LEASE PRICE

\$13.00 SF/YR

BUILDING SIZE

7,200 SF

TOTAL LAND

8,700 SF (ADDITIONAL 4,800 SF LOT)

OFFICE

4,800

CEILING HEIGHT

12' CLEAR

LOADING

M1-1

ZONING

2 DRIVE-IN DOORS

ZONING

M1-1

2024 TAXES

\$15,193.43

LEASE RATE

13 PSF NNN

SALE PRICE

\$1,000,000

PROPERTY HIGHLIGHTS:

- WELL-MAINTAINED OFFICE/SHOWROOM BUILDING
- WITH WAREHOUSE
- GREAT EXPOSURE ON FULLERTON AVE.
- FLEX BUILDING IDEAL FOR SMALL BUSINESS
- 6 PARKING SPACES IN REAR
- FLOOR DRAINS

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INTERIOR PHOTOS

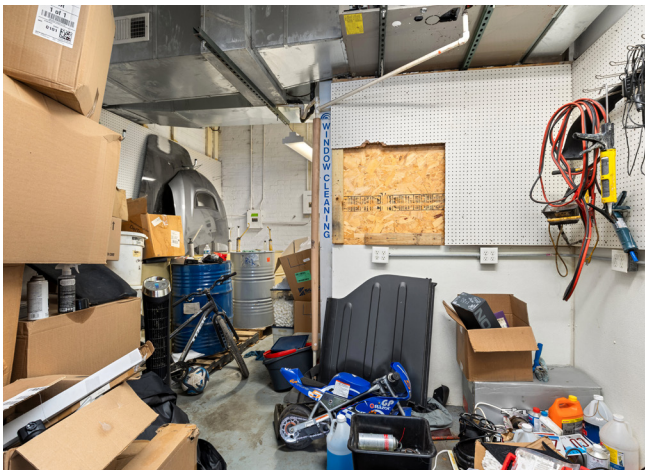
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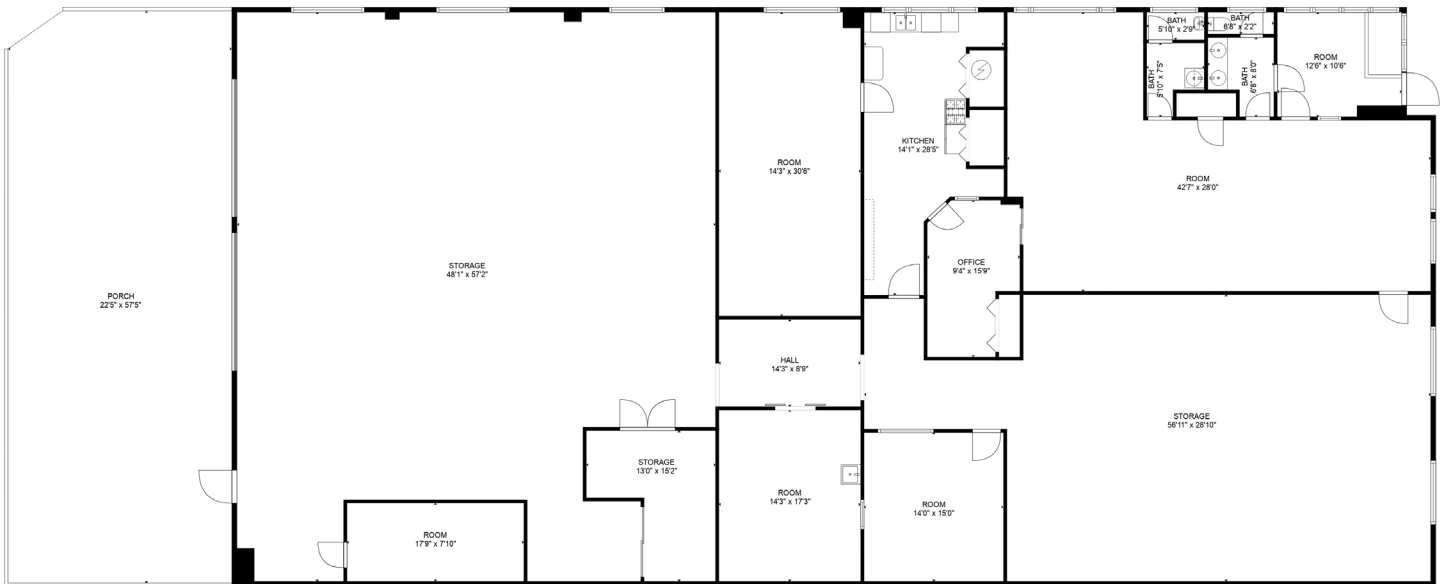
EXTERIOR PHOTOS

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TOTAL: 2874 sq. ft
FLOOR 1: 2874 sq. ft
EXCLUDED AREAS: STORAGE: 3949 sq. ft, PORCH: 1283 sq. ft
WALLS: 178 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

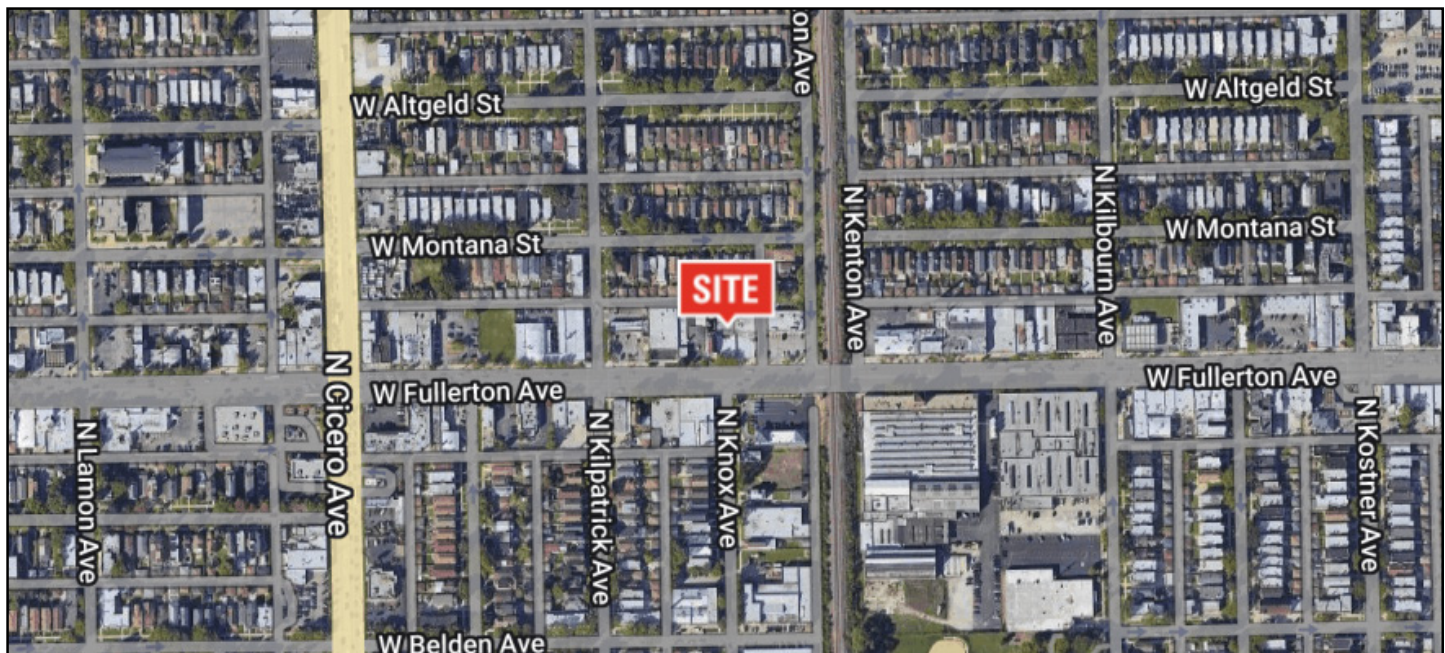
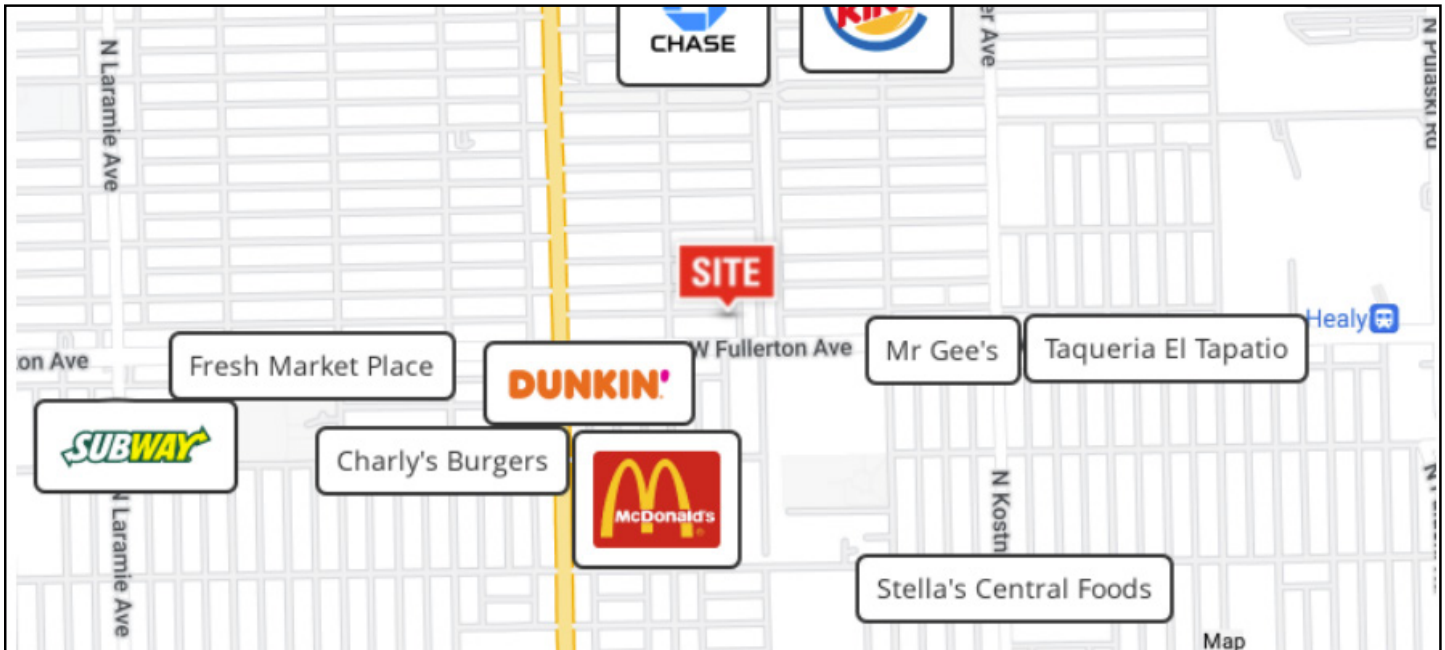


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MARKET & LOCATION INFORMATION

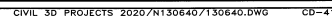
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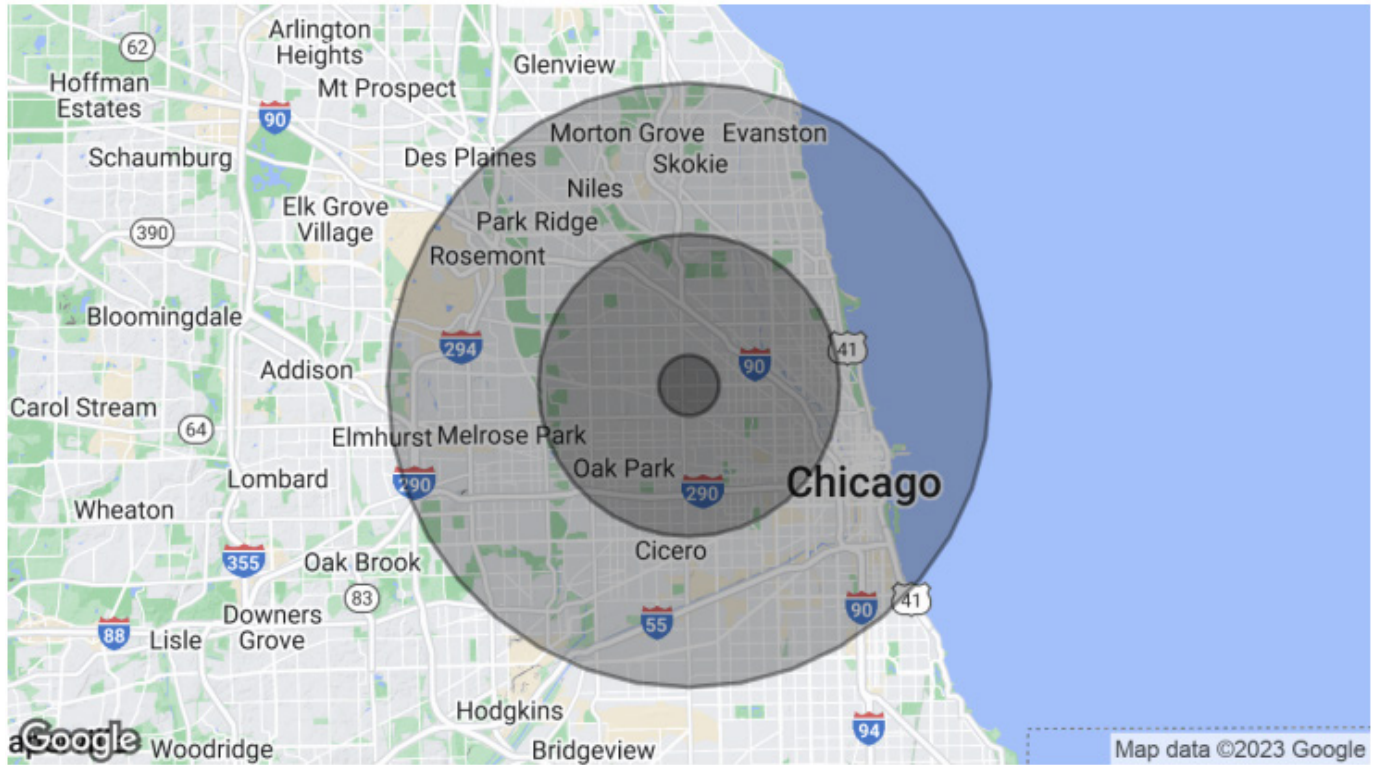
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DEMOGRAPHICS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	61,528	1,142,043	2,762,752
Average Age	33.9	35.8	36.8
Average Age (Male)	34.4	35.3	36.1
Average Age (Female)	34.1	36.5	37.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	19,990	476,423	1,191,605
# of Persons per HH	3.1	2.4	2.3
Average HH Income	\$64,024	\$97,892	\$94,600
Average House Value	\$268,930	\$368,048	\$334,819

* Demographic data derived from 2020 ACS - US Census



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