

JAMESON.

3827

N. SOUTHPORT | CHICAGO
COMMERCIAL LEASE

FOR LEASE

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EXECUTIVE SUMMARY



PROPERTY TYPE
COMMERCIAL LEASE

YEAR BUILT
2010

RETAIL SPACE
1,438 SF 1ST LEVEL + 1,940 SF LOWER LEVEL

RENT
\$5,000/MO

TAXES AND INSURANCE
\$1,185/MO

CEILING HEIGHT
10'

PROPERTY DESCRIPTION

SOUTHPORT CORRIDOR RETAIL SPACE FOR LEASE – ACROSS FROM BLAINE ELEMENTARY SCHOOL

DISCOVER A BRIGHT AND BEAUTIFULLY FINISHED RETAIL SPACE IN THE HEART OF CHICAGO'S COVETED SOUTHPORT CORRIDOR. PERFECTLY POSITIONED DIRECTLY ACROSS FROM BLAINE ELEMENTARY SCHOOL, THIS VERSATILE SPACE OFFERS OUTSTANDING VISIBILITY, STEADY FOOT TRAFFIC, AND AN INVITING STOREFRONT SURROUNDED BY ONE OF THE CITY'S MOST DESIRABLE NEIGHBORHOODS.

THE 1,438 SF FIRST LEVEL IS FILLED WITH NATURAL SUNLIGHT, CREATING A WARM AND WELCOMING ENVIRONMENT FOR CUSTOMERS OR CLIENTS. THE 1,940 SF LOWER LEVEL FEATURES 10-FOOT CEILINGS, A FULL WALL OF MIRRORS, A KITCHENETTE, AND TWO BATHROOMS – IDEAL FOR OPERATIONS THAT REQUIRE FUNCTIONAL, FLEXIBLE SPACE. ADDITIONAL AMENITIES INCLUDE TWO INTERIOR STAIRCASES, AN ELEVATOR, AND A HARD-WIRED FIRE ALARM SYSTEM FOR SAFETY AND CONVENIENCE.

PROPERTY HIGHLIGHTS

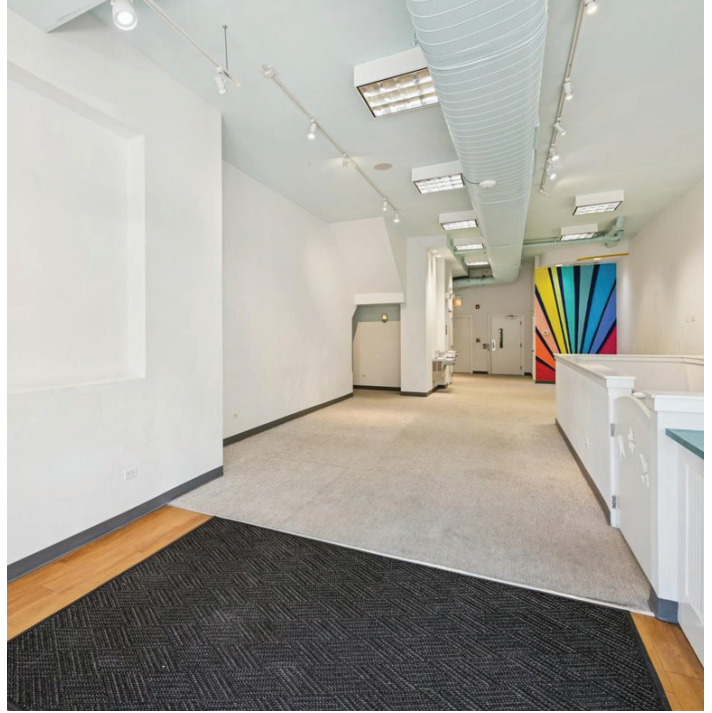
- PRIME SOUTHPORT CORRIDOR LOCATION ACROSS FROM BLAINE ELEMENTARY SCHOOL
- 1,438 SF FIRST FLOOR + 1,940 SF LOWER LEVEL WITH 10' CEILINGS
- TWO RESTROOMS, KITCHENETTE, AND MIRRORED LOWER LEVEL
- ELEVATOR AND DUAL INTERIOR STAIRCASES
- FLOODED WITH NATURAL LIGHT AND MODERN FINISHES
- TENANTS RESPONSIBLE FOR REAL ESTATE TAXES, RENT, UTILITIES, AND INTERIOR MAINTENANCE

IDEAL USES

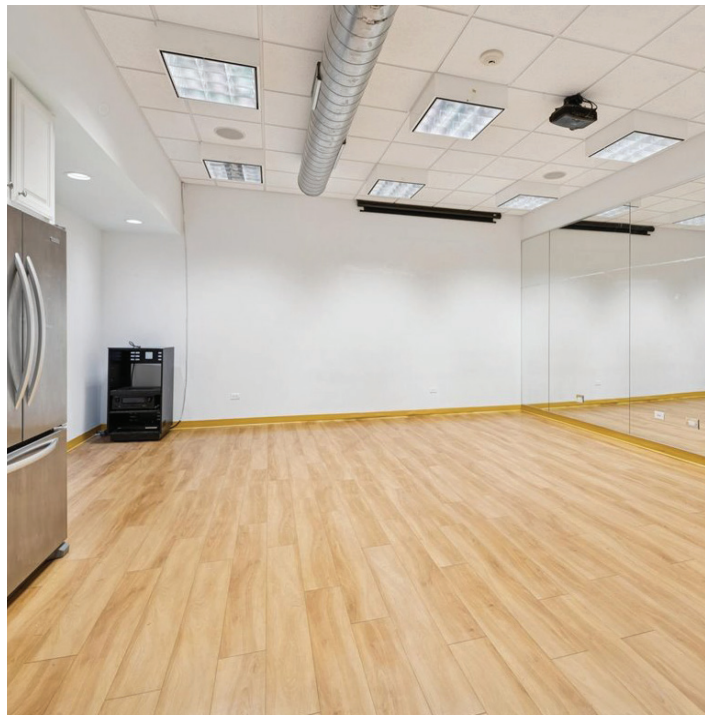
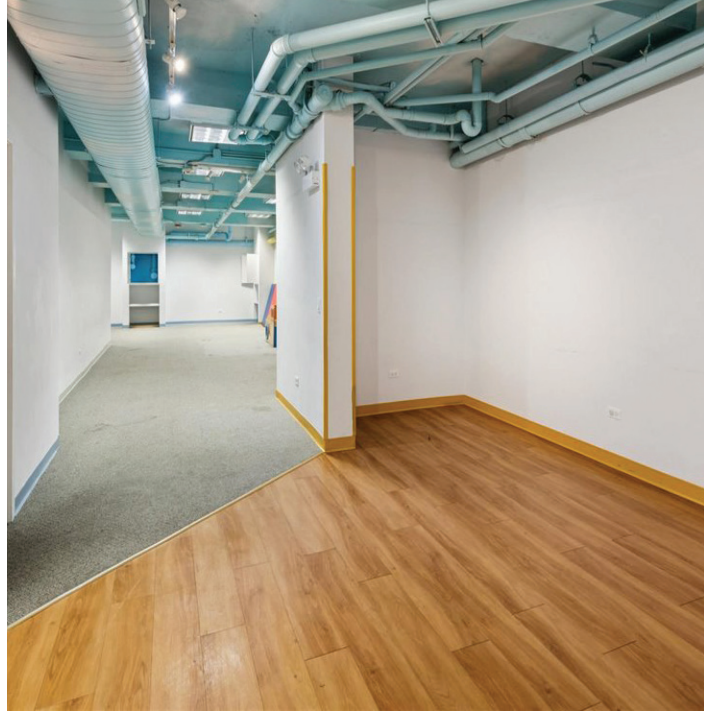
EDUCATIONAL PROGRAMMING, TUTORING CENTER, CAFÉ OR COFFEE SHOP, COWORKING OR CREATIVE OFFICE, FITNESS OR WELLNESS STUDIO, OR A BOUTIQUE GOURMET GROCERY CONCEPT.

BRING YOUR VISION TO ONE OF CHICAGO'S MOST VIBRANT RETAIL DESTINATIONS AND JOIN THE THRIVING COMMUNITY THAT DEFINES THE SOUTHPORT CORRIDOR.

INTERIOR PHOTOS
3827 N. SOUTHPORT
CHICAGO, IL



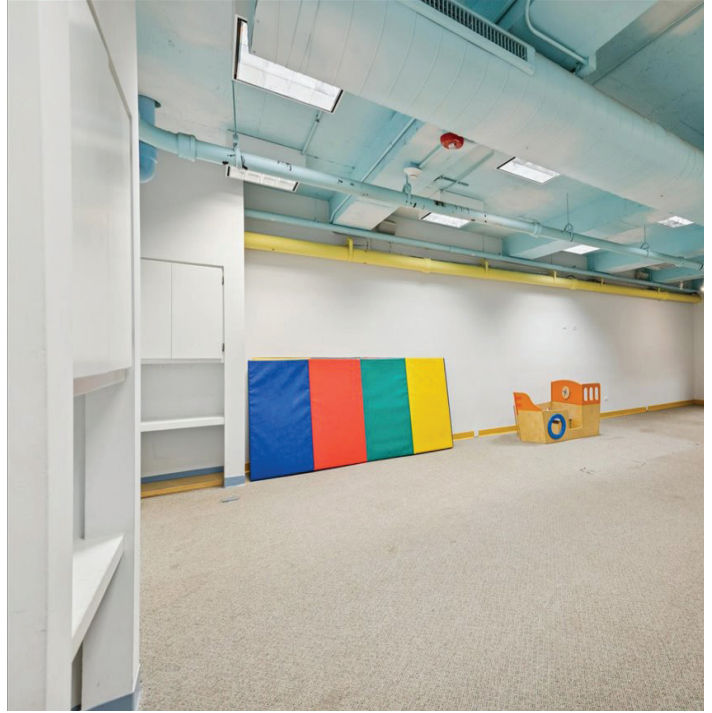
INTERIOR PHOTOS
3827 N. SOUTHPORT
CHICAGO, IL



INTERIOR / EXTERIOR PHOTOS

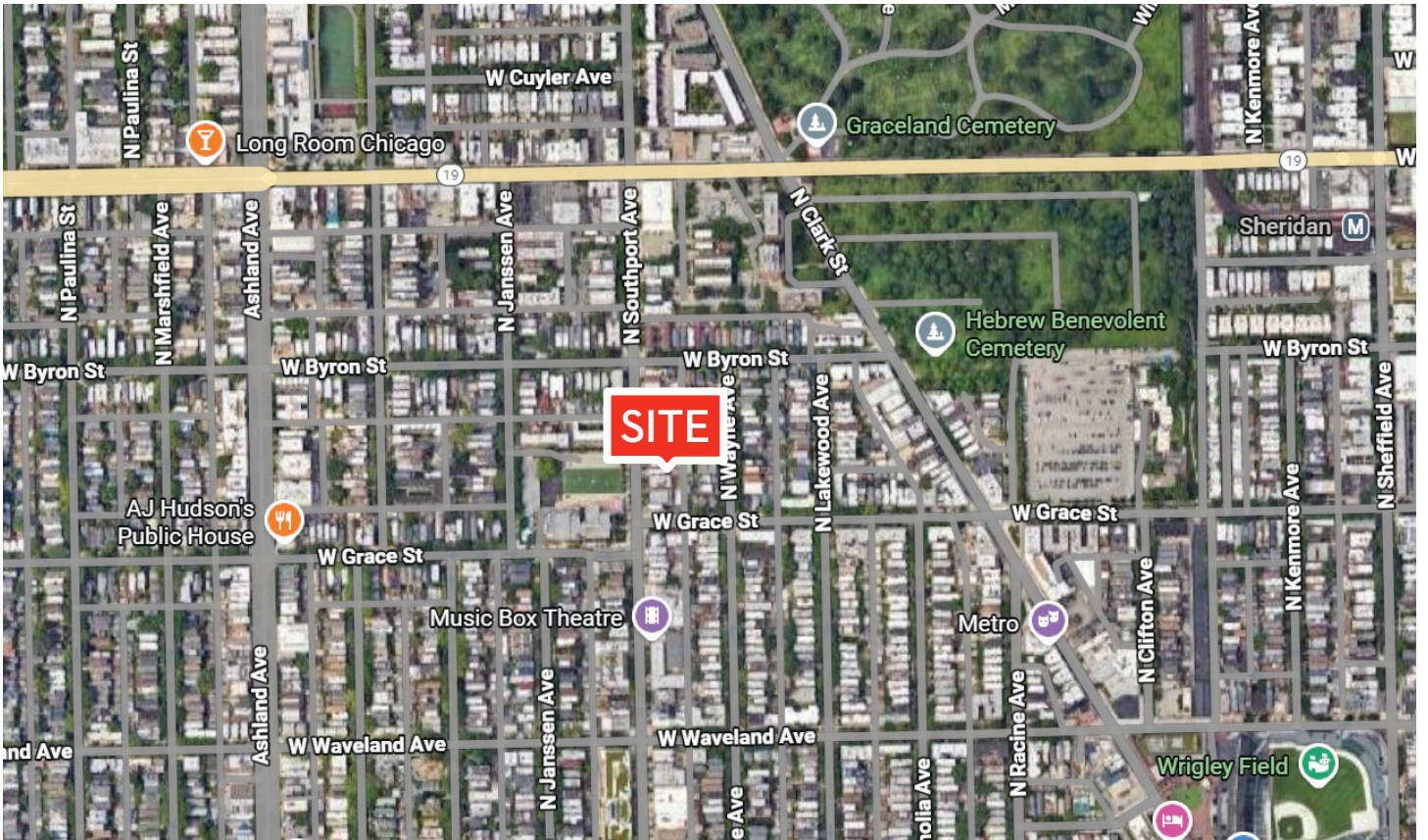
3827 N. SOUTHPORT

CHICAGO, IL



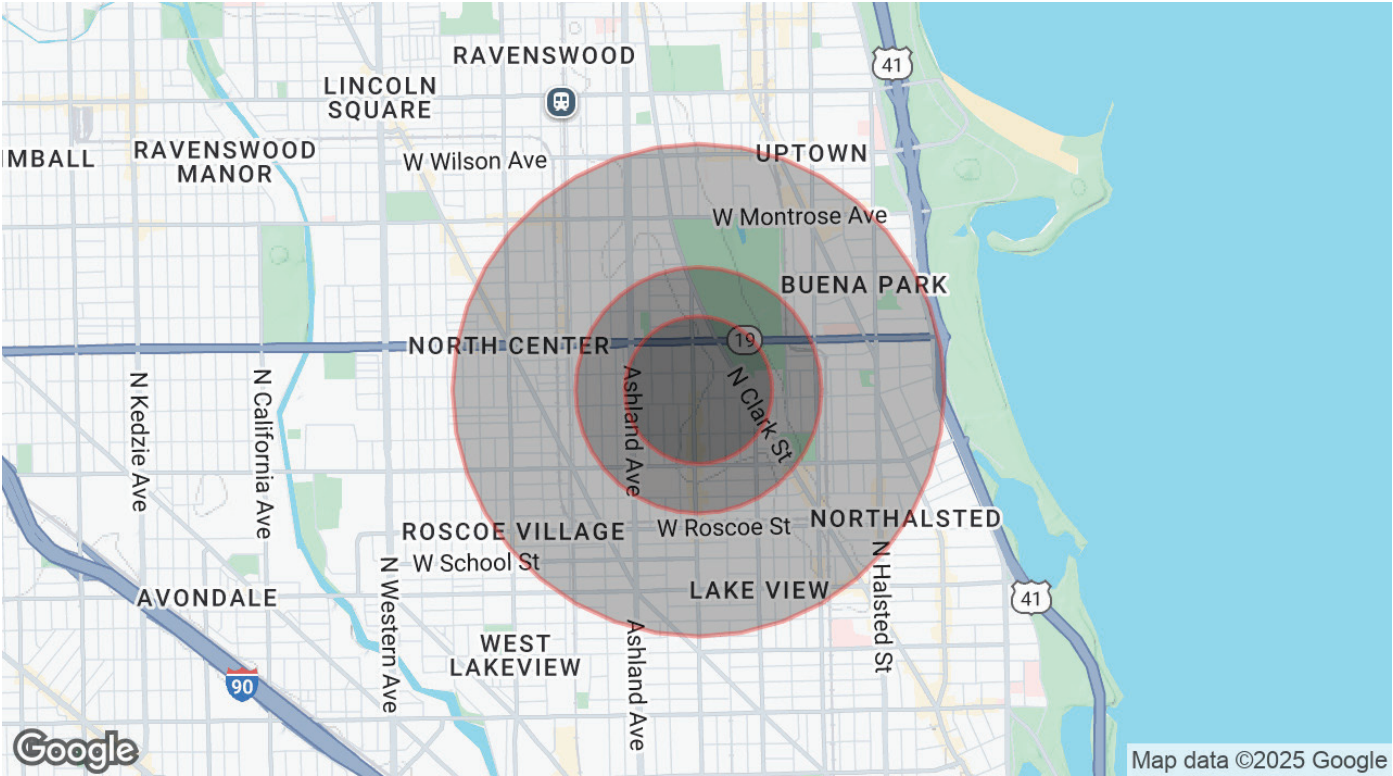
AERIAL

3827 N. SOUTHPORT
CHICAGO, IL



DEMOGRAPHIC MAP & DATA

3827 N. SOUTHPORT
CHICAGO, IL



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,307	17,252	86,373
Average Age	35	34	36
Average Age (Male)	35	34	36
Average Age (Female)	35	34	36

HOUSEHOLDS & INCOME

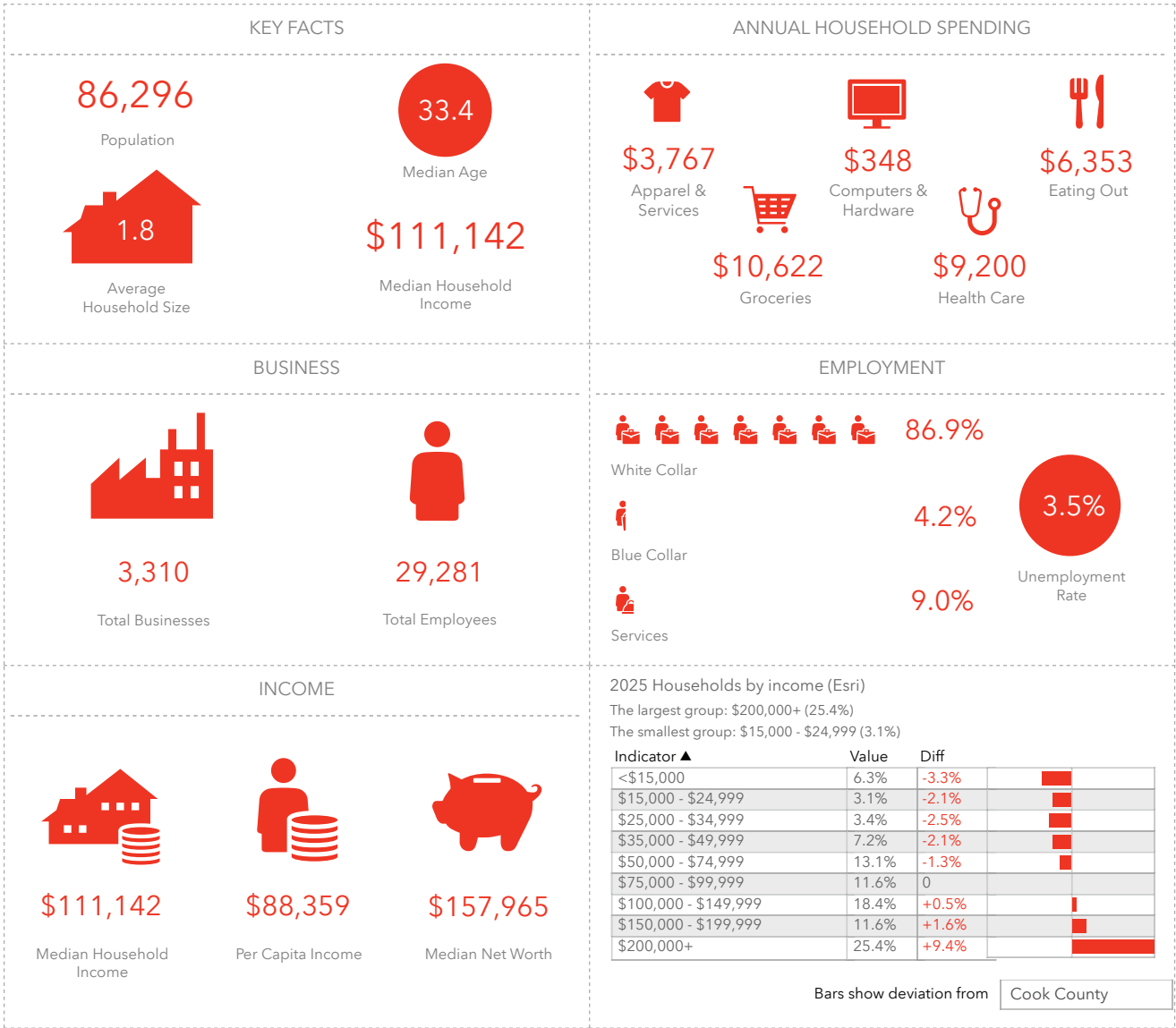
	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,403	8,121	45,193
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$174,887	\$173,230	\$162,283
Average House Value	\$923,402	\$876,982	\$708,454

Demographics data derived from AlphaMap

DEMOGRAPHICS

3827 N. SOUTHPORT

CHICAGO, IL



MEET YOUR ADVISOR



With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

Areas of Expertise:

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services

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