

FOR LEASE

Loft Retail on Western Ave

10924 SOUTH WESTERN AVENUE

Chicago, IL 60643

PRESENTED BY:

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

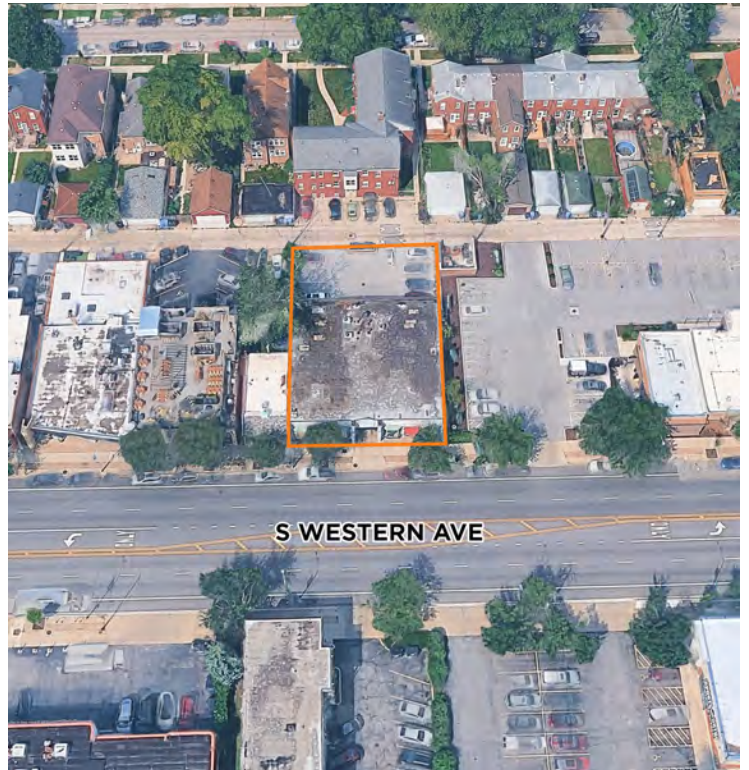
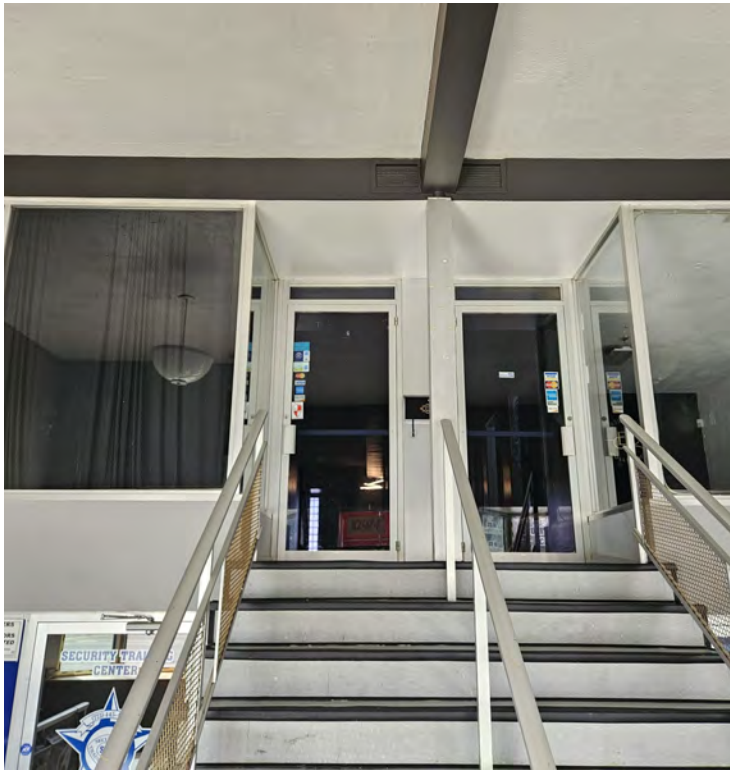
JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18 SF/yr (Gross)
AVAILABLE SF:	1,750 SF
BUILDING SIZE:	3,000 SF
YEAR BUILT:	1962
ZONING:	B1-1
TRAFFIC COUNT:	25,800
UTILITY RESPONSIBILITY:	Gas + Electric

PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional lease opportunity in Chicago's Beverly neighborhood. Formerly a salon, this space has existing plumbing hookup and private rooms for service. This property has a shared entrance on the main level and a private entrance for the loft space. It also boasts on-site parking in the rear, which is a rarity on Western Ave. The space has 2 bathrooms, an open main area, and remaining fixtures from the last operator.

This suite is perfect for any type of beauty professional, but can also make sense for a variety of different business types. The building is shared with a concealed carry licensing class, and recently had its roof repaired. Tenants will be responsible for the gas and electric bills. Spaces like this don't last long. Inquire today!

LOCATION DESCRIPTION

Located just north of the 111th & Western Ave intersection, the property is on the west side of the street.

DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com

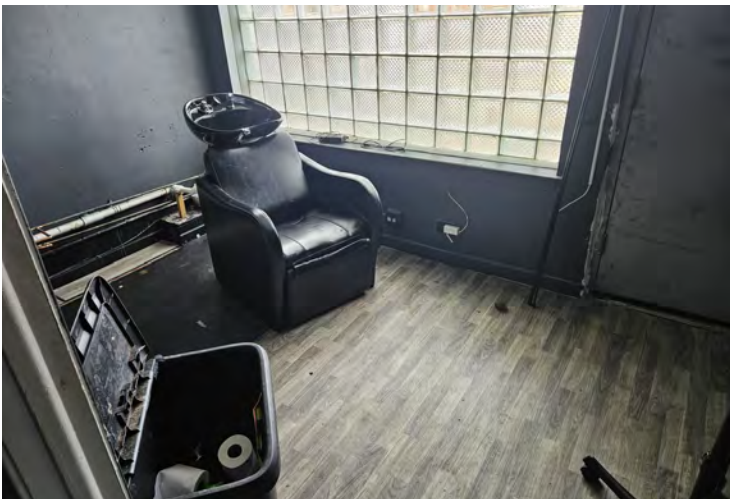
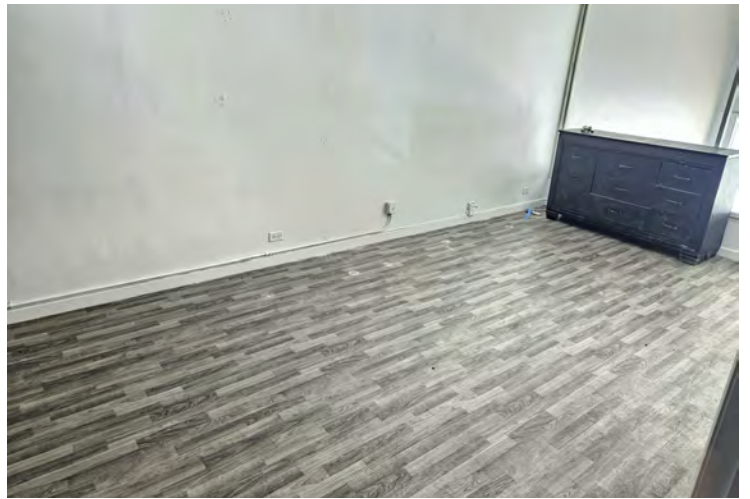
AERIAL



DEREK GONSCH
 O: 312.676.1864
 derek.gonsch@svn.com

JOSÉ COLÓN
 O: 312.675.4334
 jose.colon@svn.com

ADDITIONAL PHOTOS



DEREK GONSCH

O: 312.676.1864

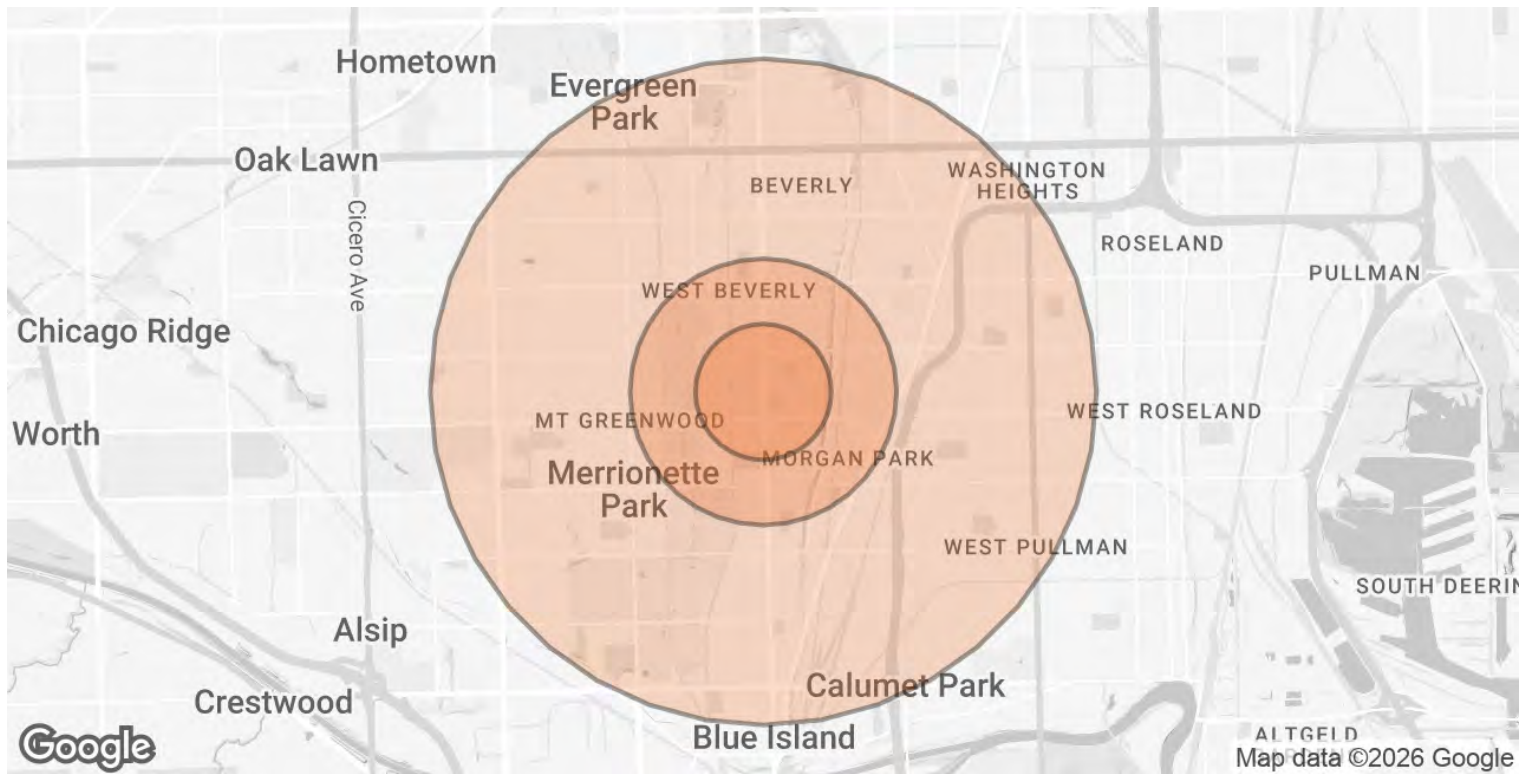
derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.51 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	6,410	20,232	124,885
AVERAGE AGE	46.2	42.8	41.0
AVERAGE AGE (MALE)	44.4	40.6	37.4
AVERAGE AGE (FEMALE)	47.9	44.7	43.4
HOUSEHOLDS & INCOME	0.51 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	2,685	8,285	48,310
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$124,239	\$126,893	\$107,545
AVERAGE HOUSE VALUE	\$343,110	\$336,273	\$264,686

2023 American Community Survey (ACS)

DEREK GONSCH **JOSÉ COLÓN**
 O: 312.676.1864 O: 312.675.4334
 derek.gonsch@svn.com jose.colon@svn.com

SVN[®] by the numbers

We believe in the **power of collective strength to accelerate growth in commercial real estate**. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.



200+
OWNERS



2,000+
ADVISORS AND STAFF



\$13.2 B
TOTAL VALUE OF SALES &
LEASE TRANSACTIONS



3
GLOBAL OFFICES & EXPANDING



15
CORE SERVICES & SPECIALITY
PRACTICE AREAS

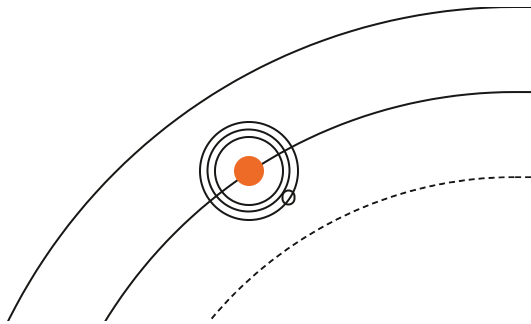


66 M+
SF IN PROPERTIES
MANAGED

THE 9.6% REPORT

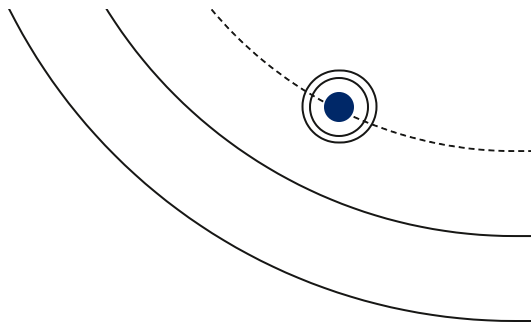
SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*



The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION



The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
©2026 SVN International. All Rights Reserved. SVN® and the SVN COMMERCIAL REAL ESTATE ADVISORS®
Logos are registered service marks of SVN International. All SVN® offices are independently owned and operated



DEREK GONSCH

O: 312.676.1864

derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334

jose.colon@svn.com

ALL ADVISOR BIOS



Derek Gonsch

Senior Advisor
SVN | Chicago Commercial

Derek Gonsch is an experienced senior advisor with SVN specializing in sales and leasing for retail, hotel, and investment properties for clients of all sizes. Derek has been a licensed real estate professional since the summer of 2020. He has built an expertise in Chicago's market of the south suburbs where he was born, raised, and currently resides.

Prior to joining SVN, Mr. Gonsch served as a broker with Houbolt Real Estate (HRE) based in Oak Lawn, where he managed a portfolio of over 600 units comprised of a mix of residential, retail, and office units. He also closed on numerous leases and sales during his time at his previous company.

Derek also holds an Accredited Commercial Practitioner Certification, a certification that is held by less than 100 brokers in Illinois. He has also enrolled in various other real estate based classes such as business brokering, and transaction specialist courses. Mr. Gonsch is a member of the Chicago Association of Realtors (CAR) and the National Association of Realtors (NAR), while also being an active member in various south suburban chambers of commerce. During his tenure at SVN Chicago,

Phone: 312.676.1864
Cell: 708.267.9988
derek.gonsch@svn.com
940 West Adams Street, Suite
200
Chicago, IL 60607



José Colón

Senior Vice President
SVN | Chicago Commercial

José Colón serves as Senior VP of Investment Sales for SVN, focusing on investment sales, development sites, and retail leasing.

Prior to joining SVN, José Colón was a SVP for Jameson Commercial Real Estate where he consistently ranked among the company's top producers. José's experience extends back to his days at Sheldon Good and Company as Director of Latin America where he expanded the company's reach by opening its first office outside the US in Monterrey, Mexico, focusing primarily on real estate auctions. As part of Sheldon Good's auction division, José was able to service clients throughout the US, Mexico, and the Caribbean in marketing all asset groups. Before joining the auction division at Sheldon Good and Company, José was consistently a Top Producer in the company's Commercial Brokerage Division. He was awarded Rookie of the Year Honors by the Chicago Association of Realtors' Commercial Forum. His diverse experience and background have given him the ability to service all asset classes with local and national clients.

Phone: 312.675.4334
Cell: 312.315.9991
jose.colon@svn.com
940 West Adams Street, Suite
200
Chicago, IL 60607

DEREK GONSCH

O: 312.676.1864
derek.gonsch@svn.com

JOSÉ COLÓN

O: 312.675.4334
jose.colon@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

DEREK GONSCH **JOSÉ COLÓN**
O: 312.676.1864 O: 312.675.4334
derek.gonsch@svn.com jose.colon@svn.com