



5241 ~ 5249 W TOUHY AVE SKOKIE, IL 60077



B2 ZONING AVAILABLE SPACES

- 1ST FLOOR FLEXIBLE SPACE (2,700 SF)
- 2ND FLOOR OFFICE (2,700 SF)



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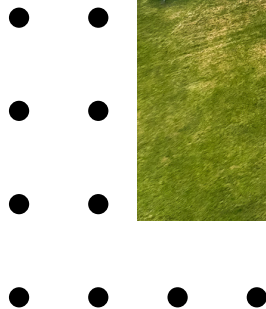
All property showings are by appointment only. Please consult the listing agent Sang Han for more details.

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INVESTMENT HIGHLIGHTS

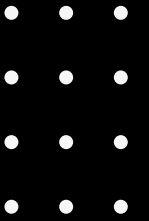
Don't miss this prime rental opportunity (B2 Zoning) on a high traffic area in Skokie! The total total rental space is 5,400 sq ft. The available spaces are 2,700 sf office space on the second floor (\$20/sf) and 2,700 sf flexible space on the first floor (\$22/sf). This first floor flexible space has about 20ft tall ceiling so it can be used for a warehouse, indoor golf facility, trampoline park, gym, martial art school, etc. So, bring your next business idea! The location is super. The population is so dense. There are 11K+ people living in 1 mile radius, 190K in 3 miles, and 682K in 5 miles!! Also, the neighborhood is great!! The average house income in the area is \$140K+!! It is also just a block away from Village Crossing Shopping Center. Another great opportunity of this area is that a huge mixed use residential complex called District 1860 will open this year at the intersection of Touhy and Lincoln Ave (only 0.6 miles away from this property). Once District 1860 is open, there will be heavier walking and car traffic at Touhy and drive more retail businesses. What about the demographic in this area? It is very diverse so you can have many great options to run a business instead of focusing on a specific ethnic group. What are you waiting for? Schedule a tour now!!

- **Zoning: B2**
- **Total Available Sq Ft: 5,400 sq ft**
- **Number of Available Units: 2**
- **Unit Sq Ft: 2,700 Sq Ft Each**



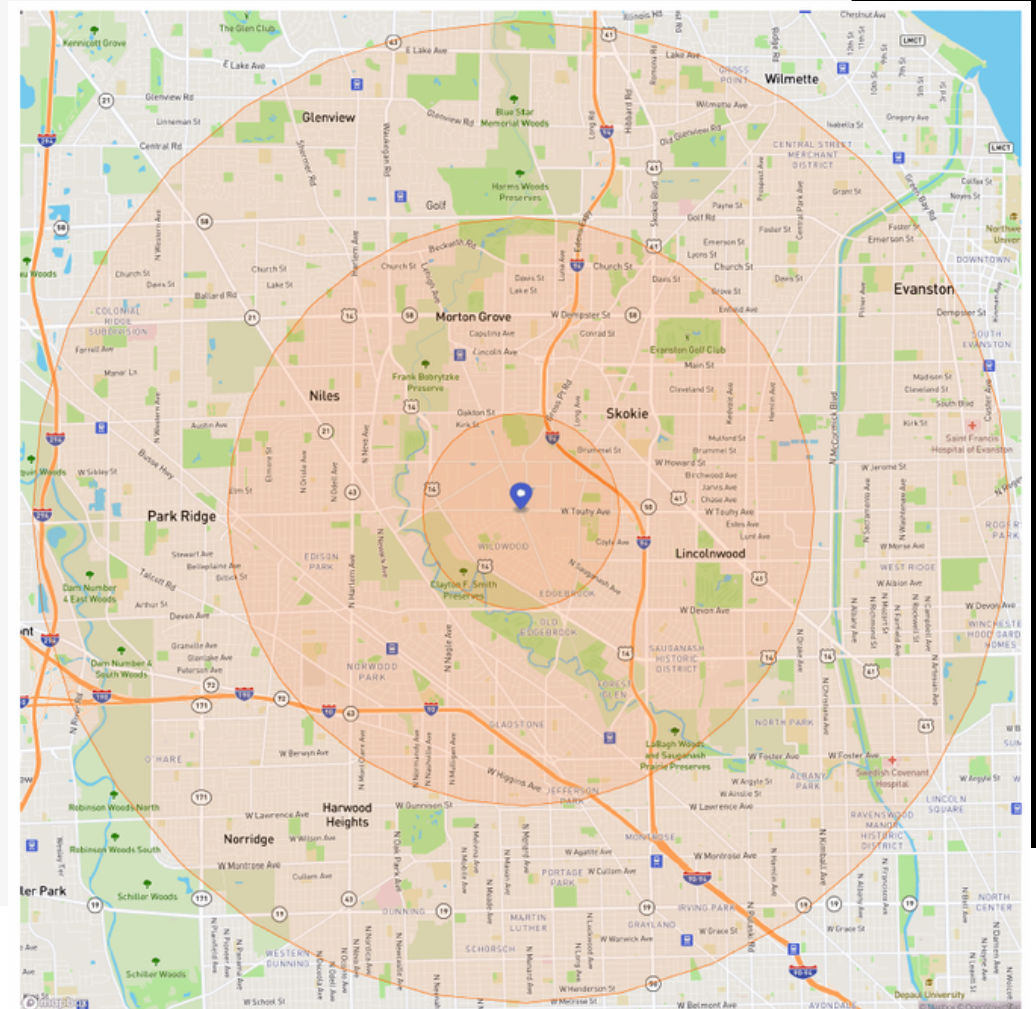
AREA HIGHLIGHTS

- Over 39,124 daily car traffic
- Population: 11K+ in 1 mile, 190K+ in 3 miles, 682K in 5 miles
- Ave. H/H income: \$140K+
- Most diverse area in Chicago area
- Easy access to I-90 and I-94 interstate highways

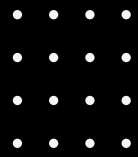


RADIUS INFORMATION

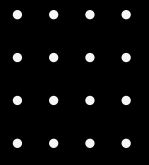
	1 Mile	3 Mils	5 Miles
Population	11,640	190,542	682,167
# of H/H	4,119	71,832	252,283
Ave. H/H income	\$144,905.00	\$119,245.00	\$112,585.00



INTERIOR PICTURES



NEIGHBORHOOD PICTURES

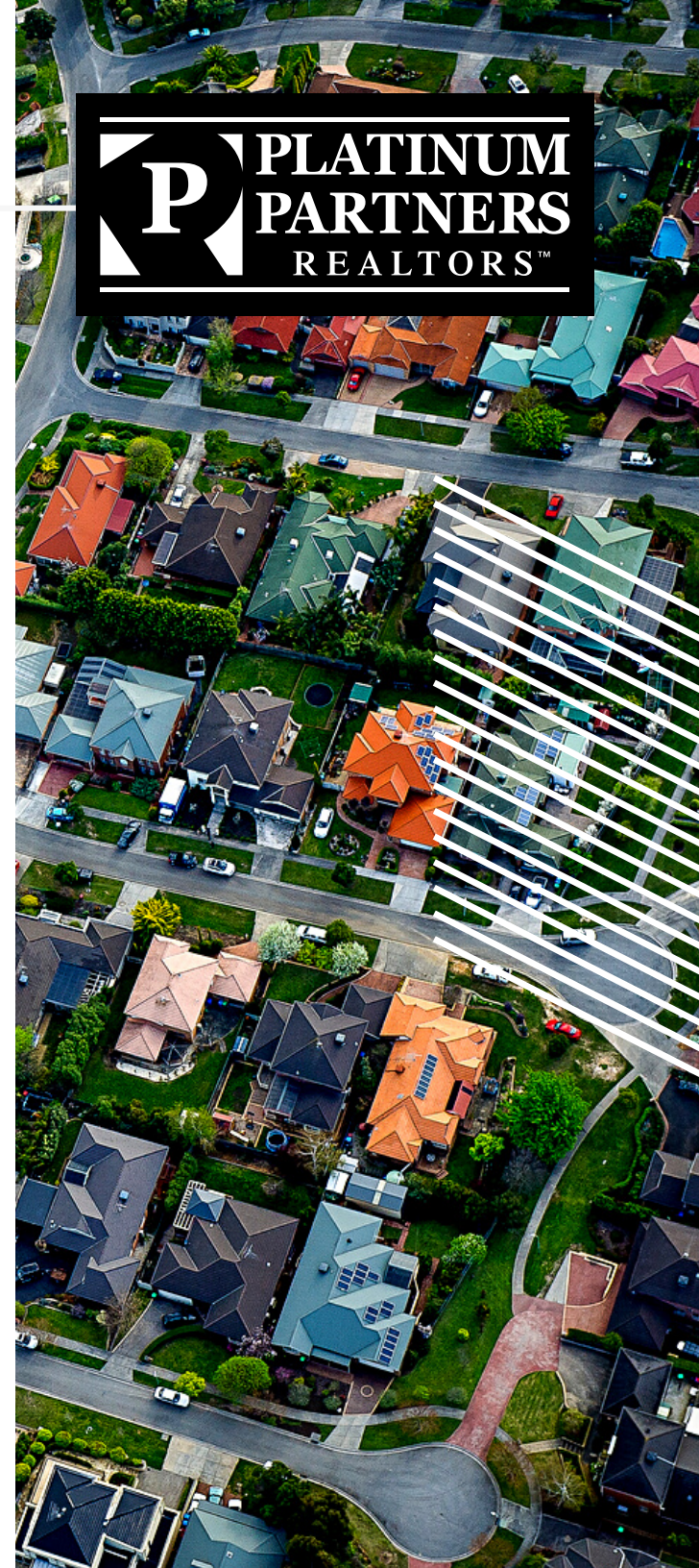


OUR MISSION

Platinum Partners Realtors provides our clients unparalleled local market real estate expertise with full-service resources in the Chicagoland area. Our unique “partner” model, attracts the best-of-best – award winning realtors offering incomparable real estate service whether selling or buying residential, new construction, commercial or specialty properties.

Our agents live and work in the suburbs we serve – offering a street-by-street familiarity that provides invaluable insight and competitive advantage to our clients.

From “dream to door” we have the expertise and resources to support our clients along every step of their real estate journey.



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