

5349-53 W. Belmont Ave., Chicago, IL

\$15-\$20/SF MG



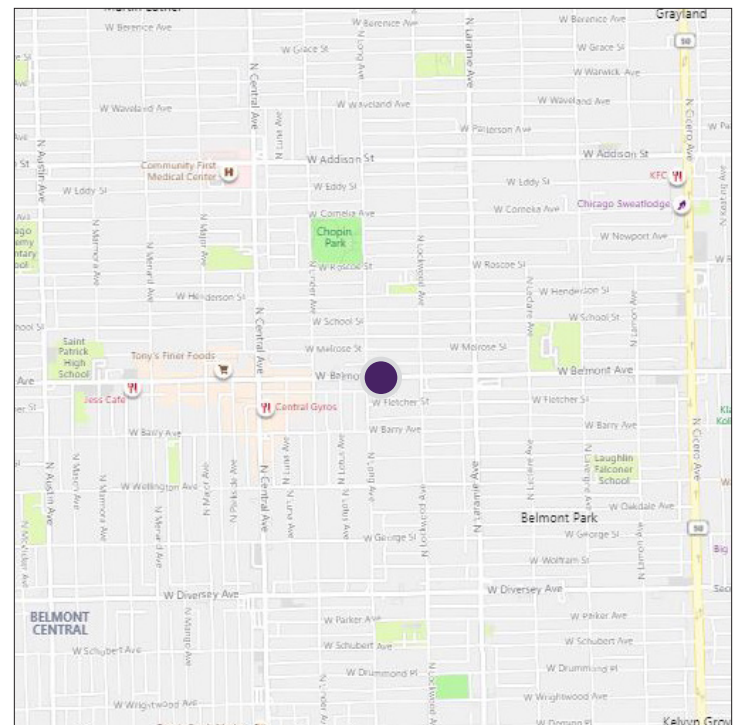
Property Highlights

- Three retail storefronts available
 - Two, 1,073 SF units - can be combined
 - One, 600 SF unit
- All of the spaces are in vanilla box condition and have excellent visibility
- Potential to combine units
- Just east of the intersection at Belmont and Long Avenues
- Ample parking in rear
- Land Area: 10,019 SF
- Traffic Count: 15,701 vehicles daily
- Nearby businesses include XSport Fitness, Tony's Fresh Market Walgreens, Subway, T-mobile, several shops and restaurants
- Zoning: B3-1
- Real estate taxes (2021): \$14,327.70

Property Overview

Well-located on Belmont Avenue just east of Long Avenue, this 4,892 sf single-story retail property has a total of 2,746 sf for lease. These units can be combined or leased individually. The facade has been recently updated with new windows that provide excellent visibility.

The Belmont Cragin community has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	56,203	401,066	918,611
Households	16,175	129,340	331,507
Median Income	\$62,346	\$64,027	\$72,082

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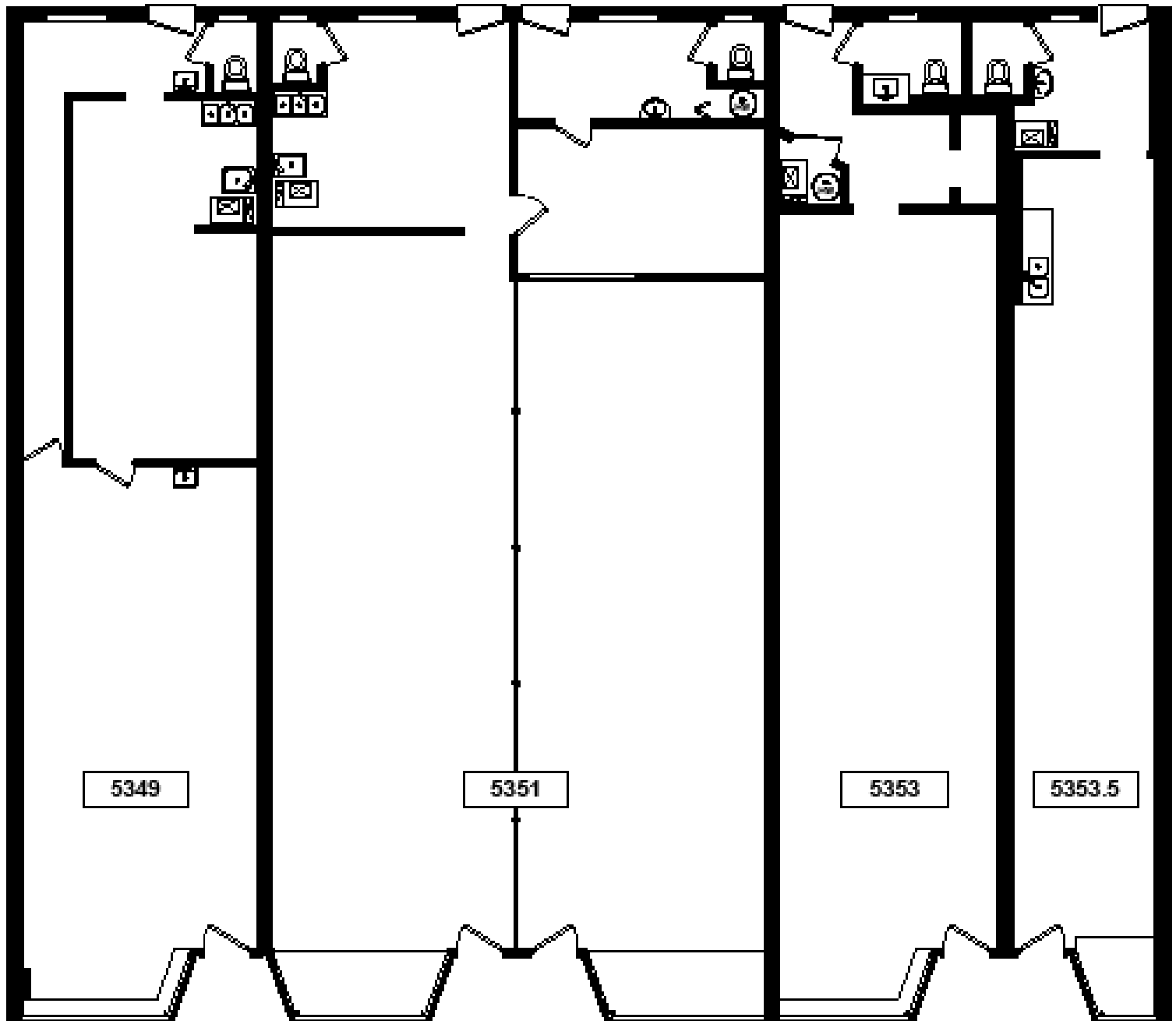
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Site Plan



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MILLENNIUM
PROPERTIES R/E

*For Lease: Retail on Heavily
Trafficked Belmont Avenue*

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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	68,024	472,564	1,032,047
2022 Population	56,298	405,569	929,862
2027 Population Projection	53,351	387,740	898,997
Annual Growth 2010-2022	-1.4%	-1.2%	-0.8%
Annual Growth 2022-2027	-1.0%	-0.9%	-0.7%
Households:			
2010 Households	20,600	157,536	383,473
2022 Households	16,264	130,609	336,708
2027 Household Projection	15,220	123,764	323,499
Annual Growth 2010-2022	-0.3%	-0.2%	-0.2%
Annual Growth 2022-2027	-1.3%	-1.0%	-0.8%
Owner Occupied Households	7,700	63,101	162,408
Renter Occupied Households	7,521	60,664	161,091
Avg Household Income	\$78,929	\$85,656	\$100,116
Median Household Income	\$61,758	\$64,039	\$72,818
2022 Households by Household Income:			
Less than \$25,000	2,834	23,649	60,184
\$25,000 - 50,000	3,931	28,252	61,142
\$50,000 - 75,000	2,873	22,340	51,189
\$75,000 - 100,000	2,218	16,388	39,746
\$100,000 - 125,000	1,593	12,568	32,373
\$125,000 - 150,000	1,030	9,388	24,806
\$150,000 - 200,000	1,093	9,593	29,088
Greater than \$200,000	692	8,432	38,181
Business Employment:			
Total Number of Businesses	1,320	10,533	32,189
Total Number of Employees	10,486	88,328	260,990

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Consumer Spending (2022) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	480,944	3,874,386	10,479,413
Apparel	31,149	240,111	608,198
Women's Apparel	11,614	91,007	235,570
Men's Apparel	6,317	49,006	125,034
Girl's Apparel	2,272	17,205	43,002
Boy's Apparel	1,717	12,892	31,544
Infant's Apparel	1,571	11,847	29,214
Footwear	7,658	58,154	143,834
Entertainment, Hobbies & Pets	63,818	530,394	1,488,482
Entertainment	8,044	58,136	142,719
TV, Radio & Sound Equipment	14,973	123,658	334,345
Reading Material	828	7,575	23,353
Pets, Toys, Hobbies	10,267	87,147	253,077
Personal Items	29,706	253,879	734,989
Food & Alcohol	147,523	1,156,118	3,014,130
Food at Home	82,867	629,959	1,568,061
Food Away From Home	55,110	447,864	1,225,569
Alcoholic Beverages	9,547	78,295	220,499
Household	71,771	609,492	1,747,758
House Maintenance & Repair	14,559	120,405	321,522
Household Equipment/Furniture	28,272	237,262	666,248
Household Operations	21,327	181,736	533,203
Housing Costs	7,612	70,090	226,786
Health Care	24,376	192,799	512,973
Medical Services	14,498	115,155	310,049
Medical Supplies	2,737	21,963	58,307
Prescription Drugs	7,140	55,681	144,617
Education & Daycare	28,416	246,922	755,106
Education	18,885	162,069	486,582
Fees & Admissions	9,531	84,852	268,524

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Consumer Spending (2027) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	495,159	4,030,464	11,021,519
Apparel	31,099	242,196	621,754
Women's Apparel	11,643	92,095	241,523
Men's Apparel	6,325	49,587	128,137
Girl's Apparel	2,237	17,193	43,821
Boy's Apparel	1,696	12,898	32,146
Infant's Apparel	1,577	11,920	29,404
Footwear	7,622	58,503	146,724
Entertainment, Hobbies & Pets	63,227	531,135	1,507,473
Entertainment	7,735	56,677	140,967
TV, Radio & Sound Equipment	14,455	120,757	330,620
Reading Material	811	7,469	23,143
Pets, Toys, Hobbies	9,951	85,485	251,241
Personal Items	30,275	260,746	761,502
Food & Alcohol	152,014	1,204,306	3,178,176
Food at Home	85,955	660,052	1,662,572
Food Away From Home	56,681	466,340	1,293,294
Alcoholic Beverages	9,377	77,914	222,310
Household	70,452	603,870	1,747,148
House Maintenance & Repair	14,154	118,613	320,346
Household Equipment/Furniture	26,975	229,031	651,367
Household Operations	21,780	186,124	546,377
Housing Costs	7,544	70,101	229,058
Health Care	25,982	207,721	558,314
Medical Services	15,358	123,462	336,318
Medical Supplies	2,947	23,809	63,635
Prescription Drugs	7,677	60,450	158,360
Education & Daycare	29,286	258,548	805,168
Education	19,981	174,719	536,745
Fees & Admissions	9,306	83,829	268,423

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