

Built Dental Space

3302 Grove Avenue Berwyn, IL FOR SALE & LEASE

3302 Grove Ave is a commercial condo in Berwyn, IL that is fully built out for a dental practice, offering a turnkey opportunity for dental or medical users. The space includes existing dental infrastructure, with dental equipment also available for purchase, allowing for a faster and more cost-effective start-up. The property offers exterior signage opportunities and four exterior parking spaces for convenient staff and patient access. With confirmed zoning and on-site security systems in place, this property presents an efficient and well-located clinical space in a strong suburban market.



Sale Price:
\$465,000

Available SF:
2487 SQ FT

Of Ops
3

Equipment:
Included*

Parking
Designated

3302 Grove Avenue

Berwyn, IL

AVAILABLE SPACE FOR LEASE

Suite	Tenant	Size SF	Lease Type	Lease Rate	Description
3302 Grove Avenue	Available	2,487 SF	NNN	\$28.50 SF/yr	-



3302 Grove Avenue

DEMOGRAPHICS MAP AND REPORT

Berwyn, IL

Population

0.3 MILES

1,766 41

TOTAL POPULATION

7,450 32,398
0.5 MILES 1 MILE

AVERAGE AGE

41 40
0.5 MILES 1 MILE

Households and Income

0.3 MILES

762 2.3

TOTAL HOUSEHOLDS

2,993 11,338
0.5 MILES 1 MILE

OF PERSONS PER HH

2.5 2.9
0.5 MILES 1 MILE

Race

0.3 MILES

798

TOTAL POPULATION - WHITE

3,313 12,719
0.5 MILES 1 MILE

0.3 Miles

40 41

AVERAGE AGE (MALE)

40 39
0.5 MILES 1 MILE

AVERAGE AGE (FEMALE)

41 40
0.5 MILES 1 MILE

0.3 Miles

\$82,468 \$326,315

AVERAGE HH INCOME

\$88,258 \$103,996
0.5 MILES 1 MILE

AVERAGE HOUSE VALUE

\$344,137 \$348,283
0.5 MILES 1 MILE

0.3 Miles

41

TOTAL POPULATION - ASIAN

178 645
0.5 MILES 1 MILE



3302 Grove Avenue

Berwyn, IL

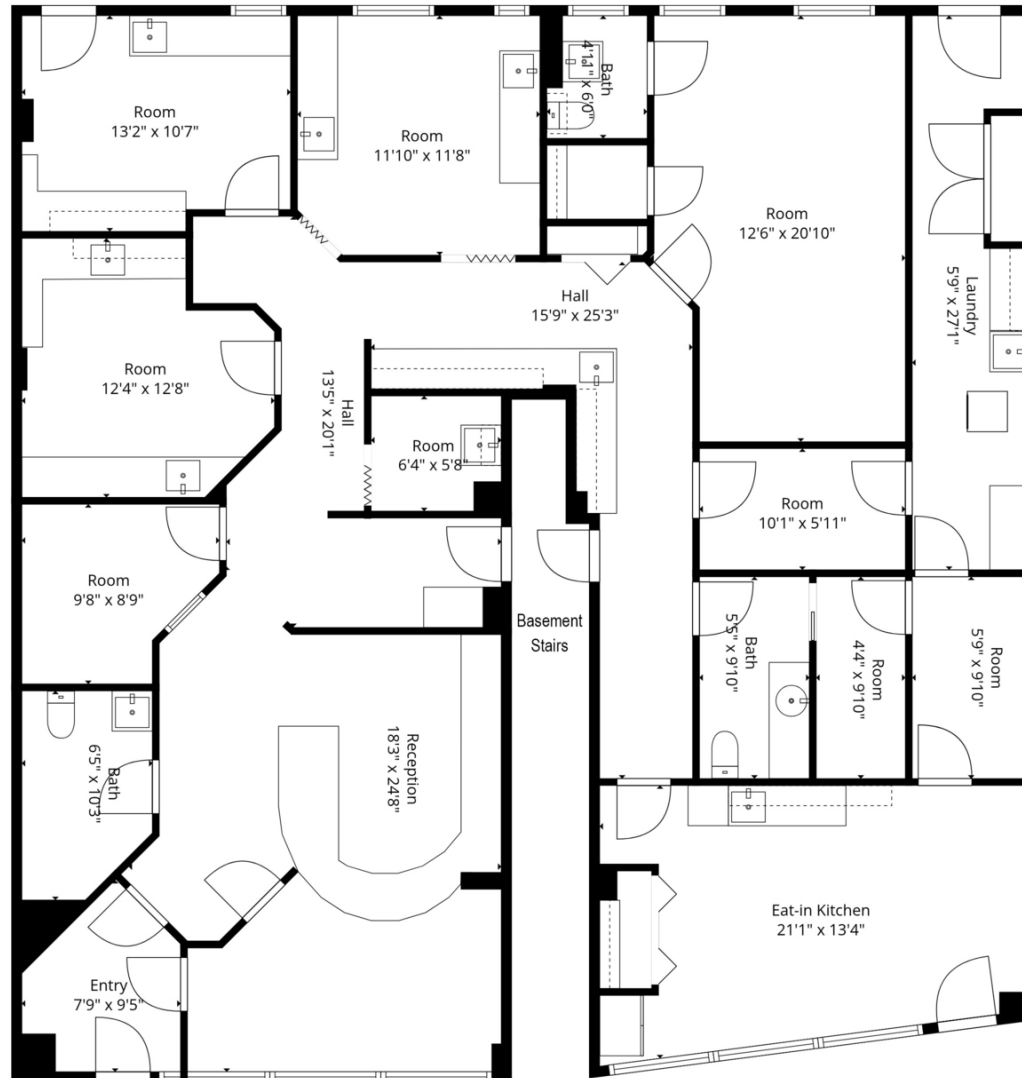
ADDITIONAL PHOTOS



3302 Grove Avenue

Berwyn, IL

FLOOR PLANS



Total: 2,487 sq. ft

3302 Grove Avenue

Berwyn, IL

RETAILER MAP

