

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	-



Berwyn, IL

Population

0.3 MILES

1,766

TOTAL POPULATION

7,450
0.5 MILES
32,398
1 MILE**41**

AVERAGE AGE

41
0.5 MILES
40
1 MILE**Households and Income**

0.3 MILES

762

TOTAL HOUSEHOLDS

2,993
0.5 MILES
11,338
1 MILE**2.3**

OF PERSONS PER HH

2.5
0.5 MILES
2.9
1 MILE**Race**

0.3 MILES

798

TOTAL POPULATION - WHITE

3,313
0.5 MILES
12,719
1 MILE

0.3 Miles

40

AVERAGE AGE (MALE)

40
0.5 MILES
39
1 MILE**41**

AVERAGE AGE (FEMALE)

41
0.5 MILES
40
1 MILE

0.3 Miles

\$82,468

AVERAGE HH INCOME

\$88,258
0.5 MILES
\$103,996
1 MILE**\$326,315**

AVERAGE HOUSE VALUE

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

0.3 Miles

41

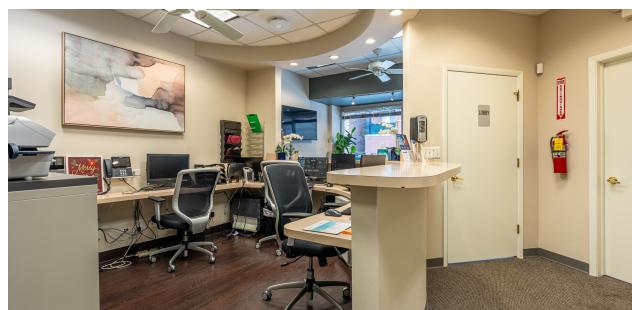
TOTAL POPULATION - ASIAN

178
0.5 MILES
645
1 MILE

3302 Grove Avenue

Berwyn, IL

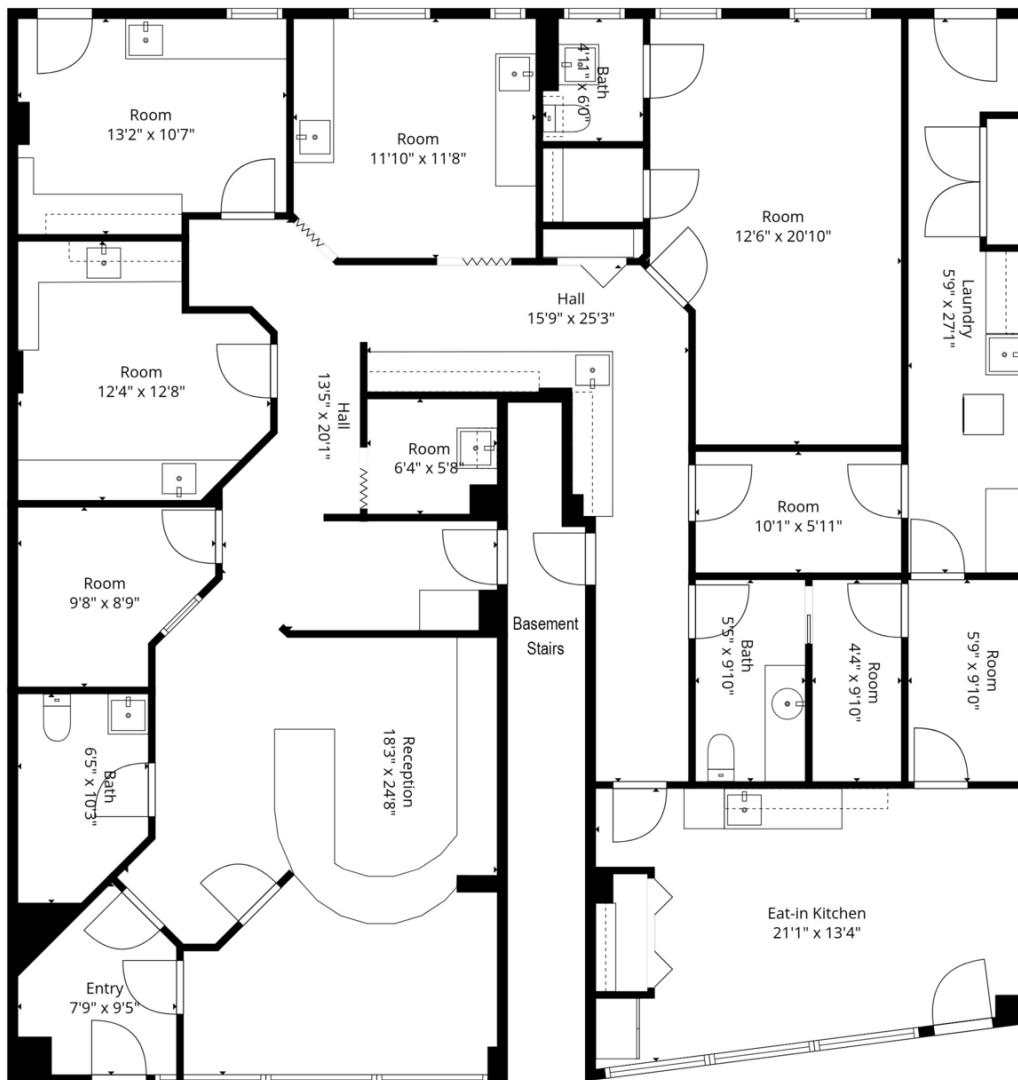
ADDITIONAL PHOTOS



3302 Grove Avenue

Berwyn, IL

FLOOR PLANS



Total: 2,487 sq. ft

3302 Grove Avenue

RETAILER MAP

Berwyn, IL

