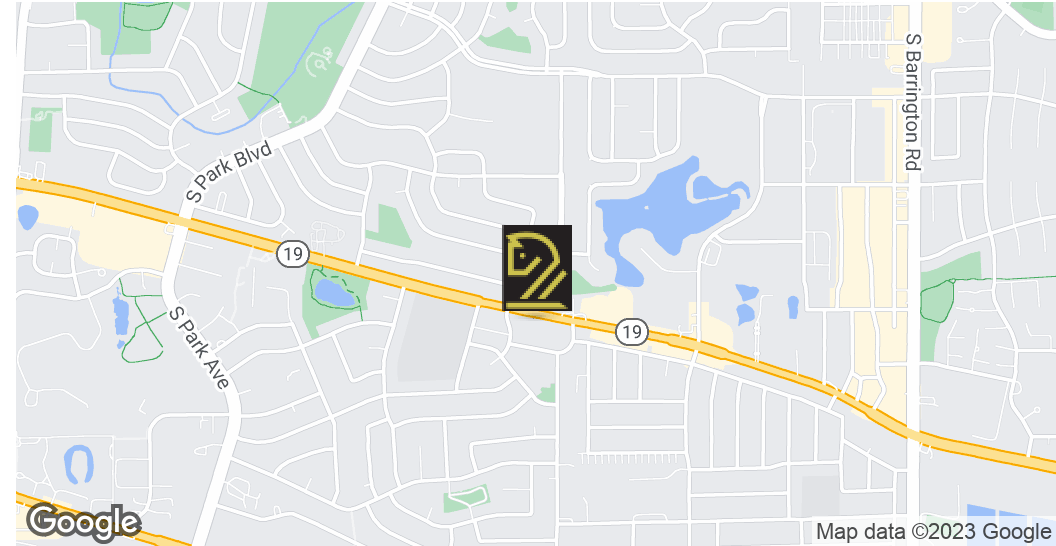


FORMER ALDI GROCERY STORE

913 EAST IRVING PARK ROAD, STREAMWOOD, IL 60107



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	15,154 SF
Available SF:	5,000 - 15,154 SF
Lot Size:	1.5 Acres
Number of Units:	1
Zoning:	c-2 Neighborhood Commercial

PROPERTY OVERVIEW

Former Aldi Foods Grocery on busy Irving Park Rd. Fully leased Shopping Center anchored by Fiesta Market Grocery. Co-tenants include Azteca Bakery, Cricket, Coin Laundry, Niki's Cafe. Ample parking. Landlord will consider subdividing. Lease includes Signage and monument signage.

PROPERTY HIGHLIGHTS

- Fully Leased Shopping Center
- High traffic counts
- Ample parking
- Can be subdivided

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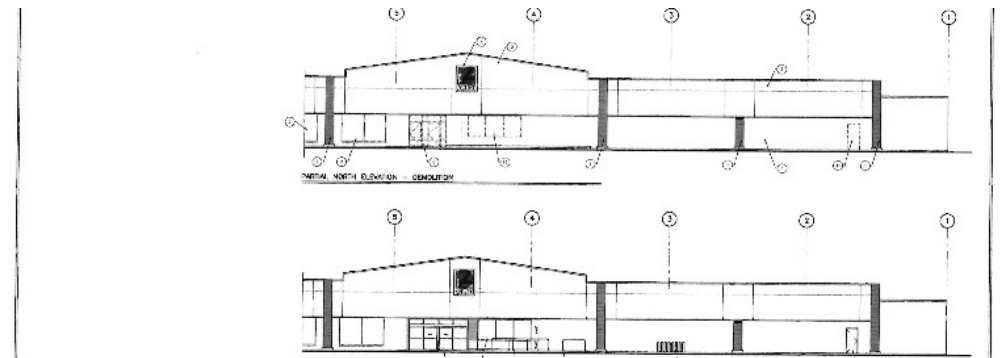
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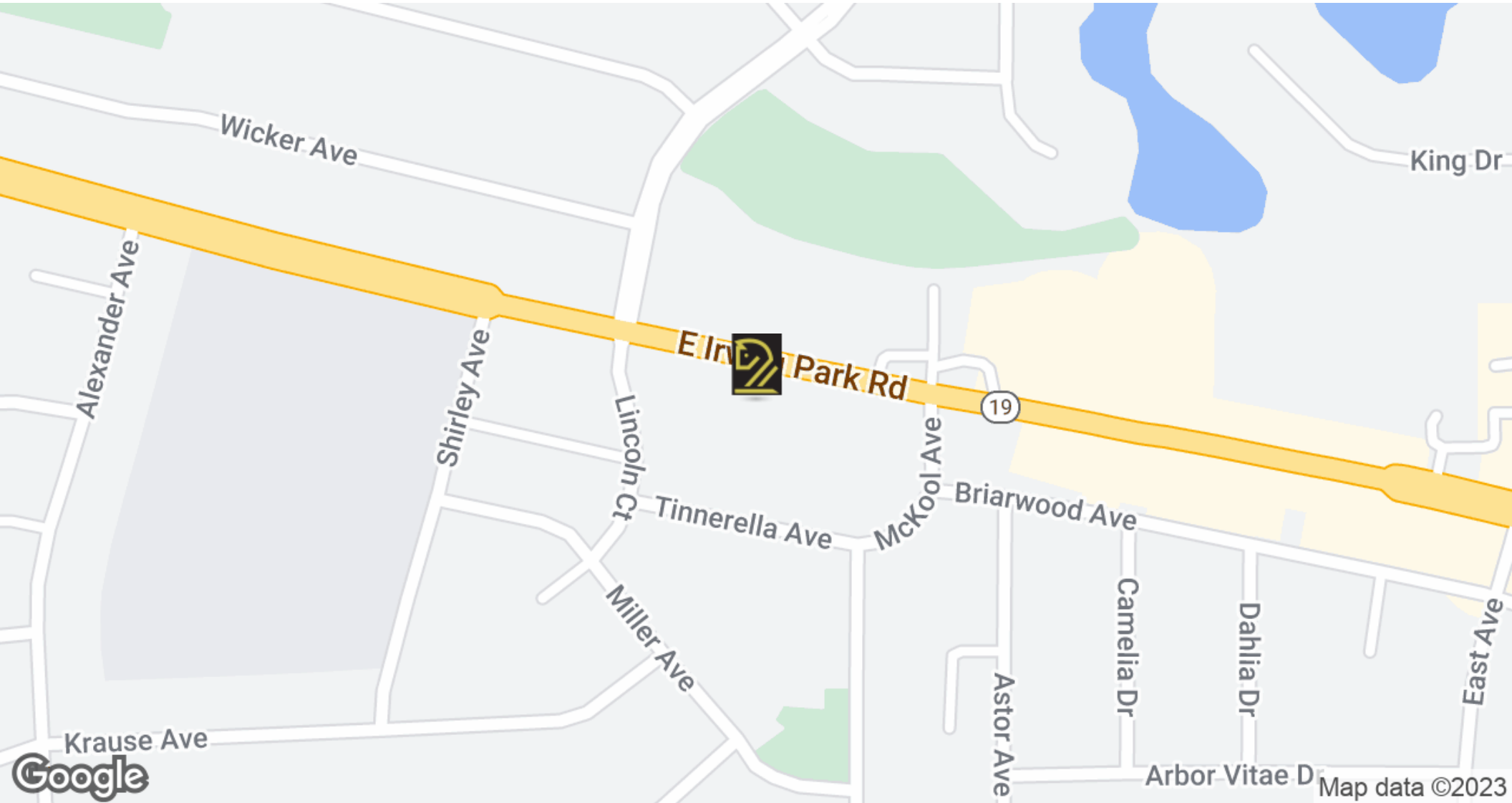
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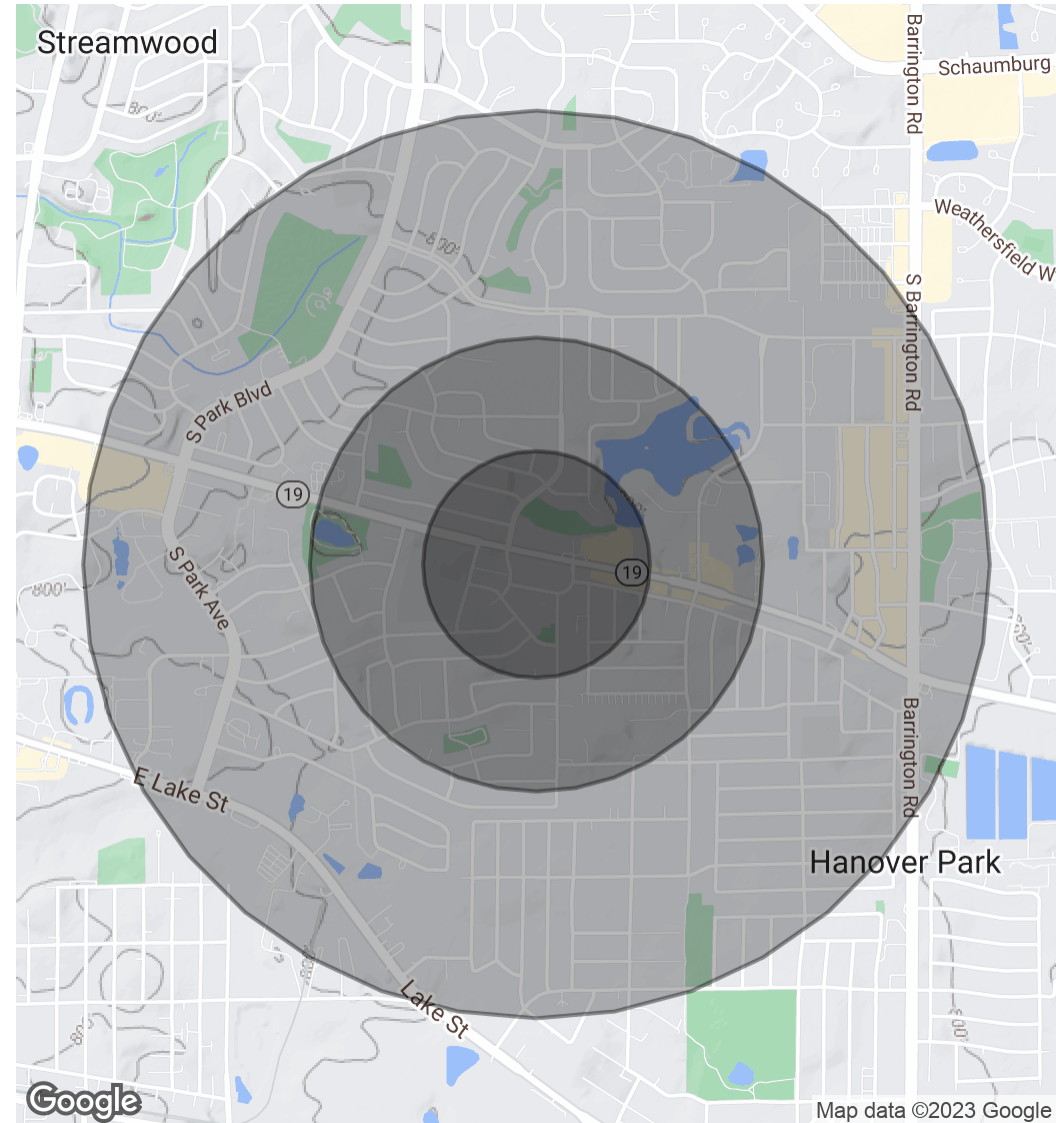
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,660	6,195	20,634
Average Age	32.5	33.0	33.7
Average Age (Male)	35.9	35.7	34.2
Average Age (Female)	29.1	30.0	32.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	396	1,543	5,672
# of Persons per HH	4.2	4.0	3.6
Average HH Income	\$97,010	\$98,376	\$87,246
Average House Value	\$193,033	\$193,981	\$191,394

* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google

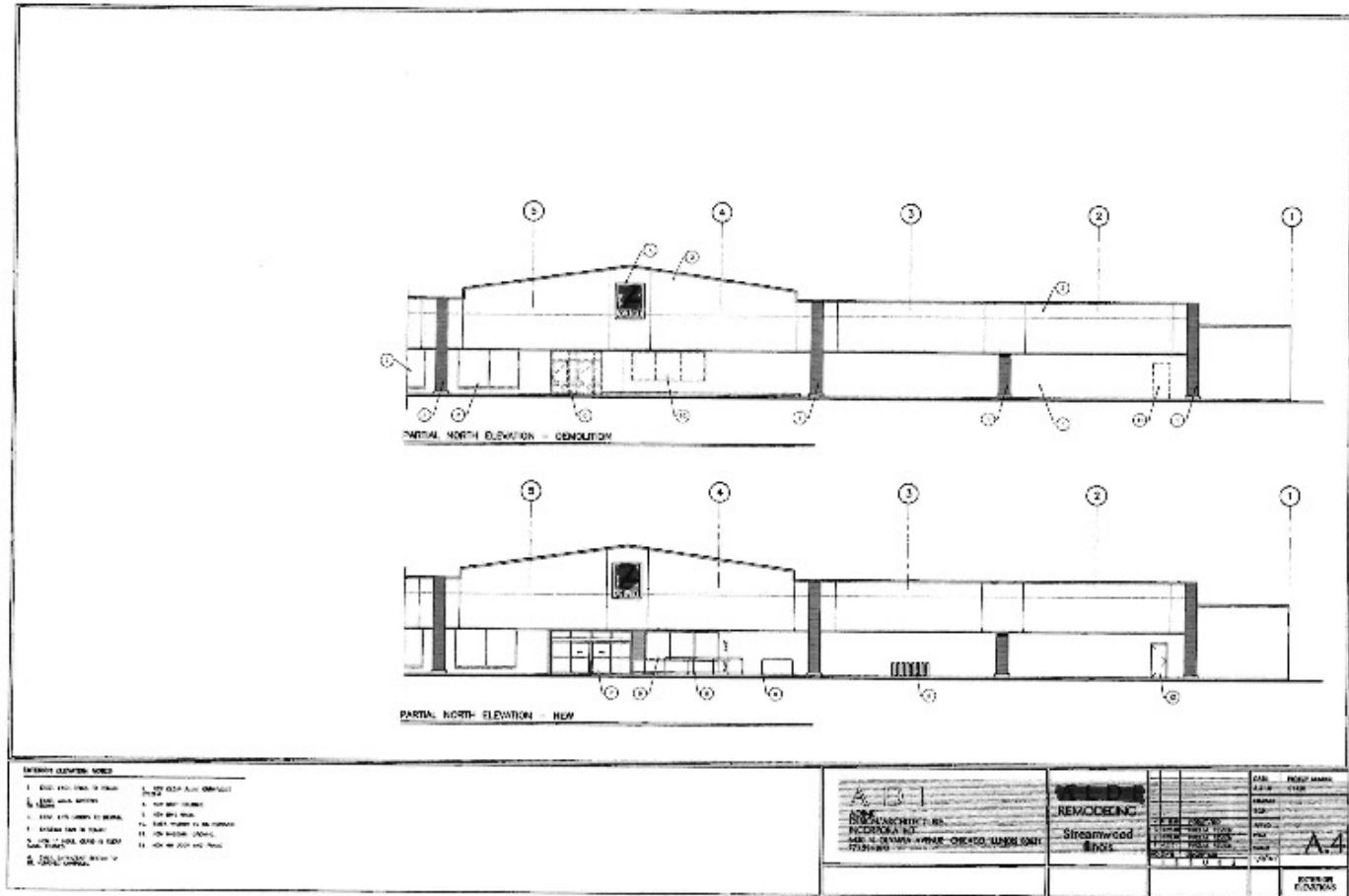
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