



**LEASE**

# Humboldt Park Retail Available | Grand Plaza

**4435-4465 WEST GRAND AVENUE**

Chicago, IL 60639

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

O: 630.330.3352

kkulczycki@svn.com

IL #471020279

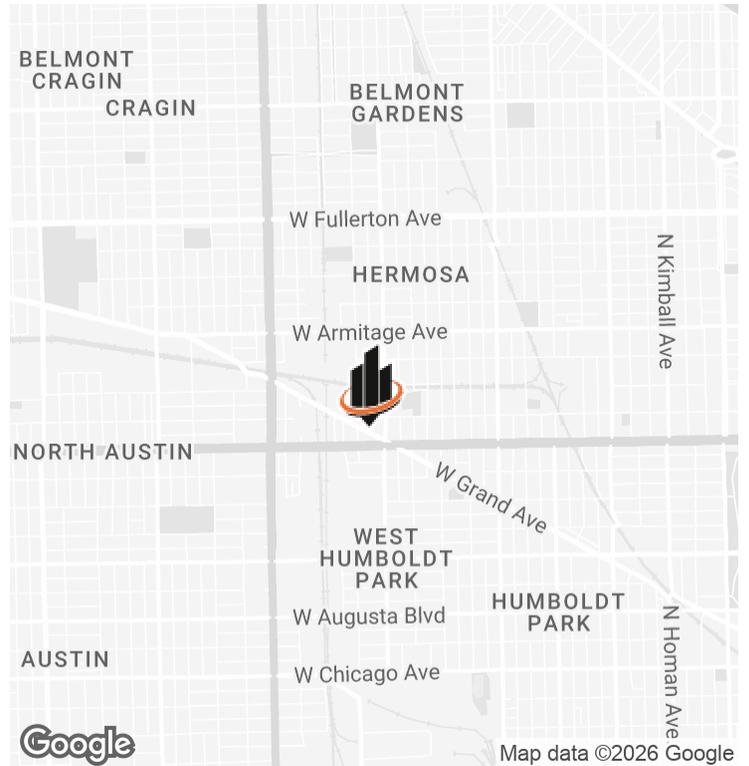
**OLIVIA WIRTH**

O: 312.770.0119

olivia.wirth@svn.com

IL #475.161032

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$14.00 SF/yr (NNN) \$8.25 SF/yr NNN (2025)
<b>AVAILABLE UNITS:</b>	2
<b>OCCUPANCY:</b>	79%
<b>AVAILABLE SF:</b>	+/- 1,350 or 1,800 SF
<b>LOT SIZE:</b>	0.94 Acres
<b>BUILDING SIZE:</b>	15,022 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Grand Plaza, a ±15,022 SF retail plaza offering ±1,350 and 1,800 SF units. Located at 4435-4465 W. Grand Avenue in Humboldt Park, Grand Plaza offers multiple ingress/egress locations, plenty of parking and pylon signage.

Join Subway, Verizon, Premier Physical Therapy, Bridgestone/Firestone, Nail's Designer, and Azabache Boots.

## PROPERTY HIGHLIGHTS

- ±1,350 or 1,800 SF Retail Units
- Humboldt Park | 53 On-site parking spaces
- 3 Entries | Pylon and Facade Signage
- 10' Ceiling Height | Newly Renovated

**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032

# LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,350 - 1,800 SF	<b>LEASE RATE:</b>	\$14.00 SF/yr

## AVAILABLE SPACES

### SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4453	1,800 SF	NNN	\$14.00 SF/yr	Open concept with windows facing Grand Avenue, storage/IT closet, and ADA restroom. Freshly painted and new flooring throughout.
4449	1,350 SF	NNN	\$14.00 SF/yr	Open concept with windows facing Grand Avenue, private office, and ADA restroom. Freshly painted and new flooring throughout.

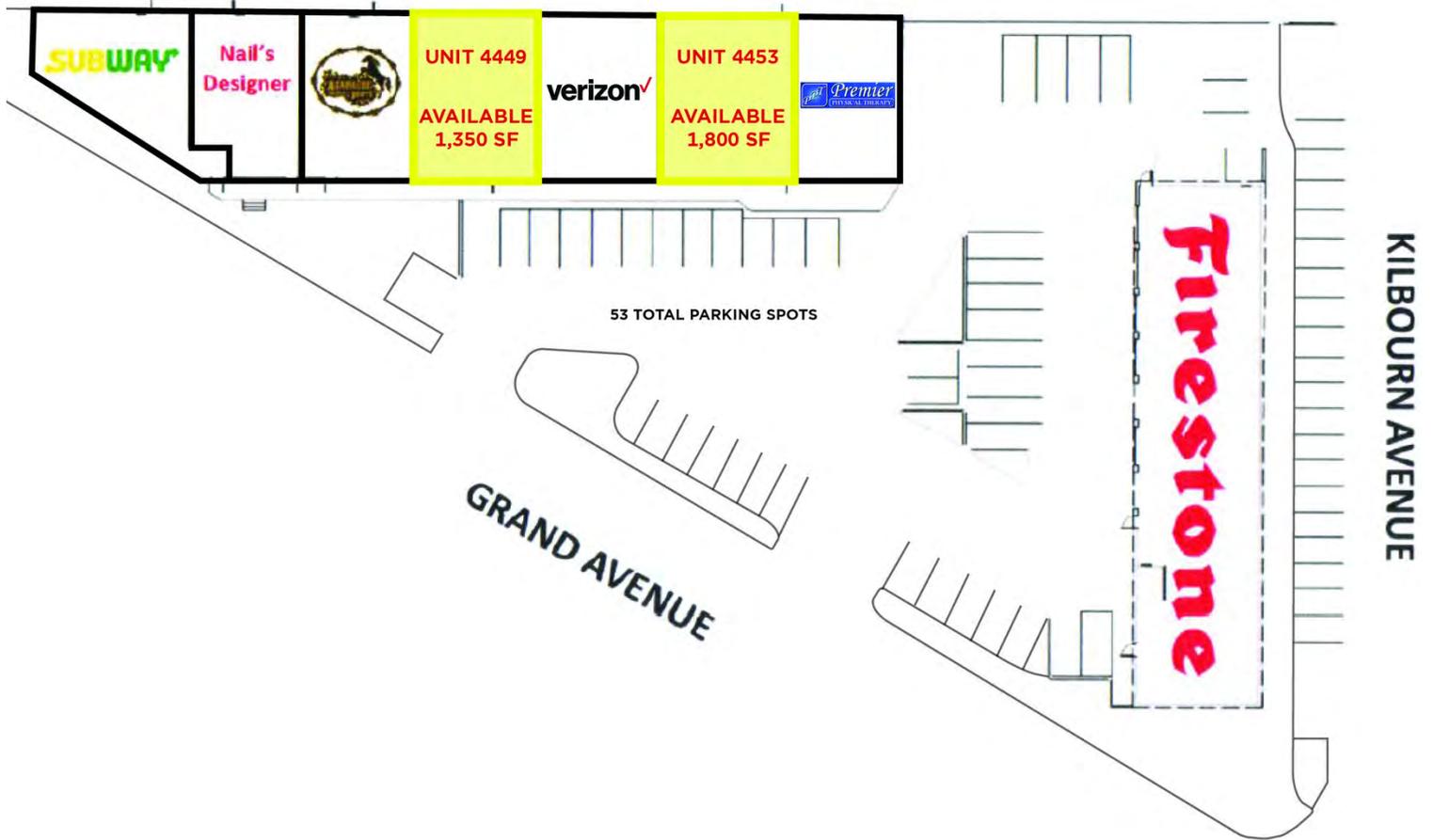
**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
 kkulczykcki@svn.com  
 IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
 olivia.wirth@svn.com  
 IL #475.161032

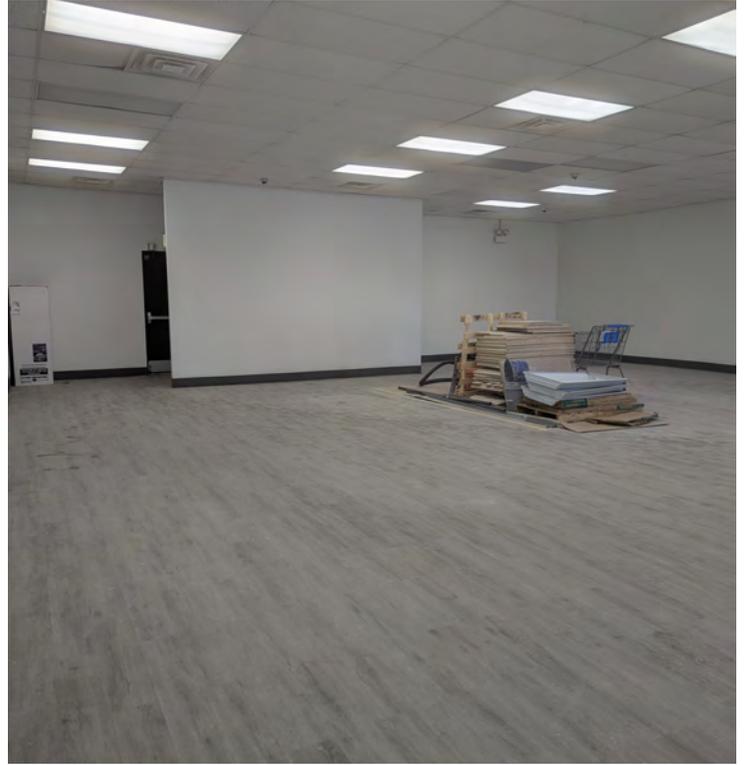
# SITE PLAN



**KAREN KULCZYCKI, CCIM, SIOR**  
O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**  
O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032

**UNIT 4453 PHOTOS +/-1,800 SF**



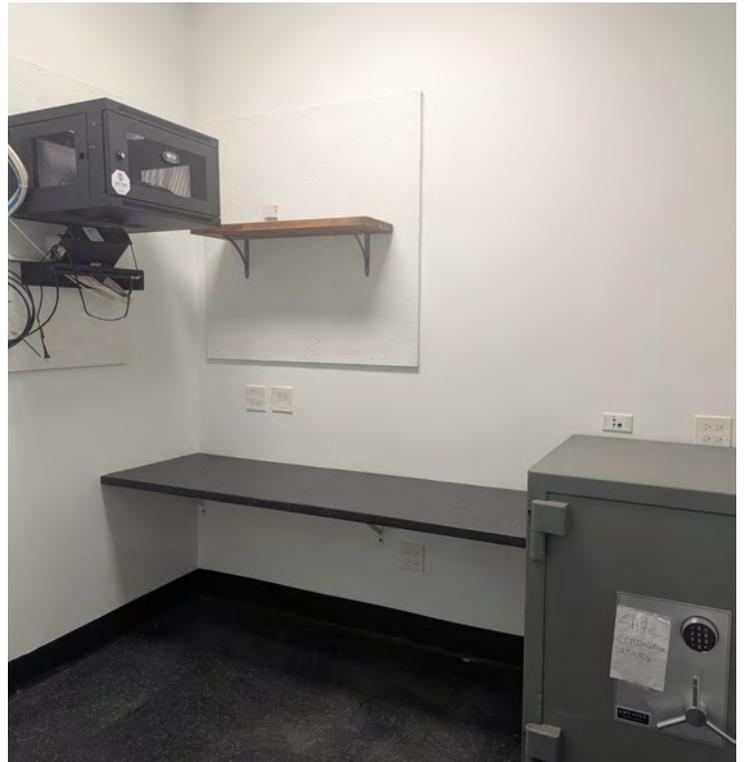
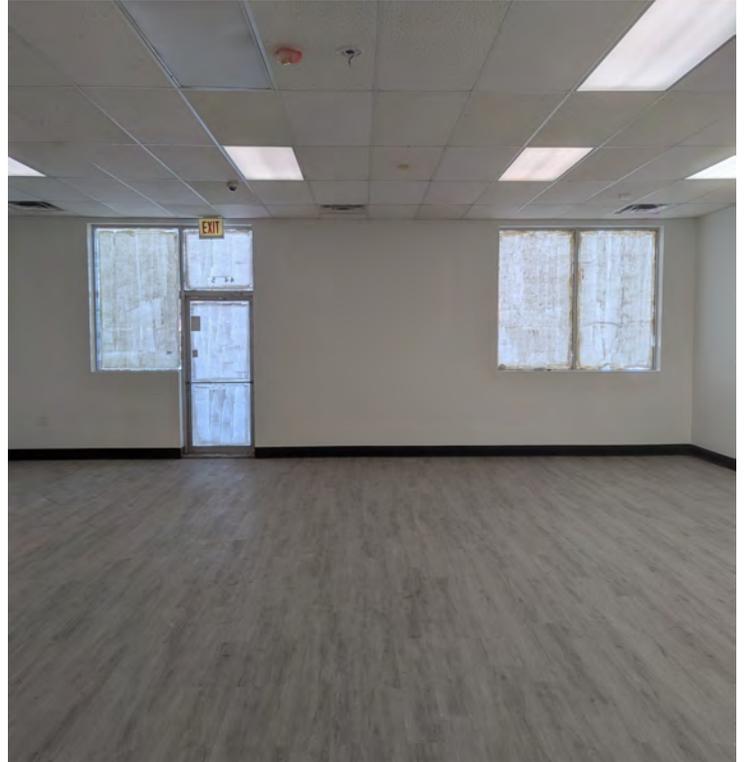
**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032

# UNIT 4449 PHOTOS +/-1,350 SF



**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032

# PROPERTY AERIAL



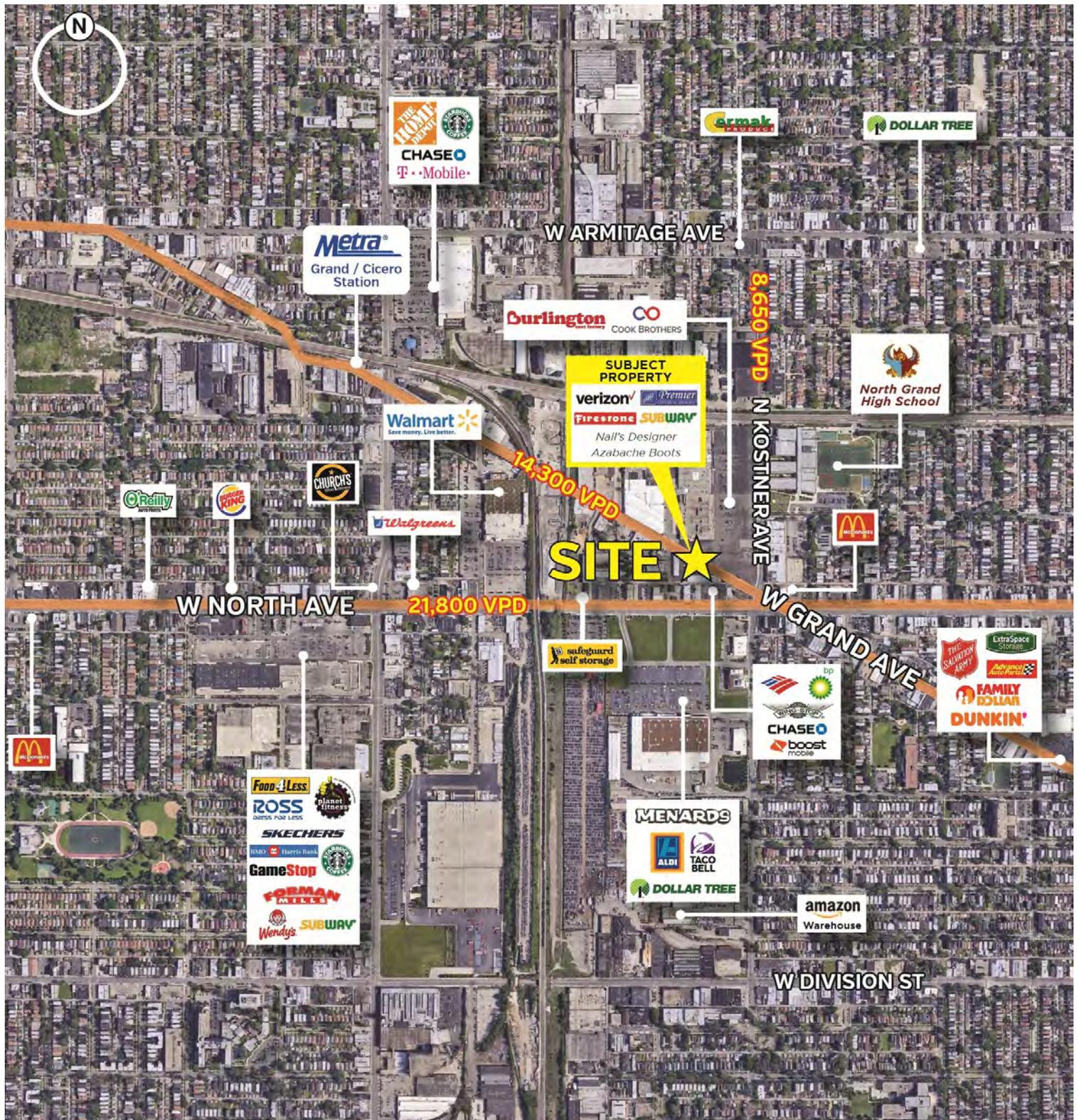
**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032

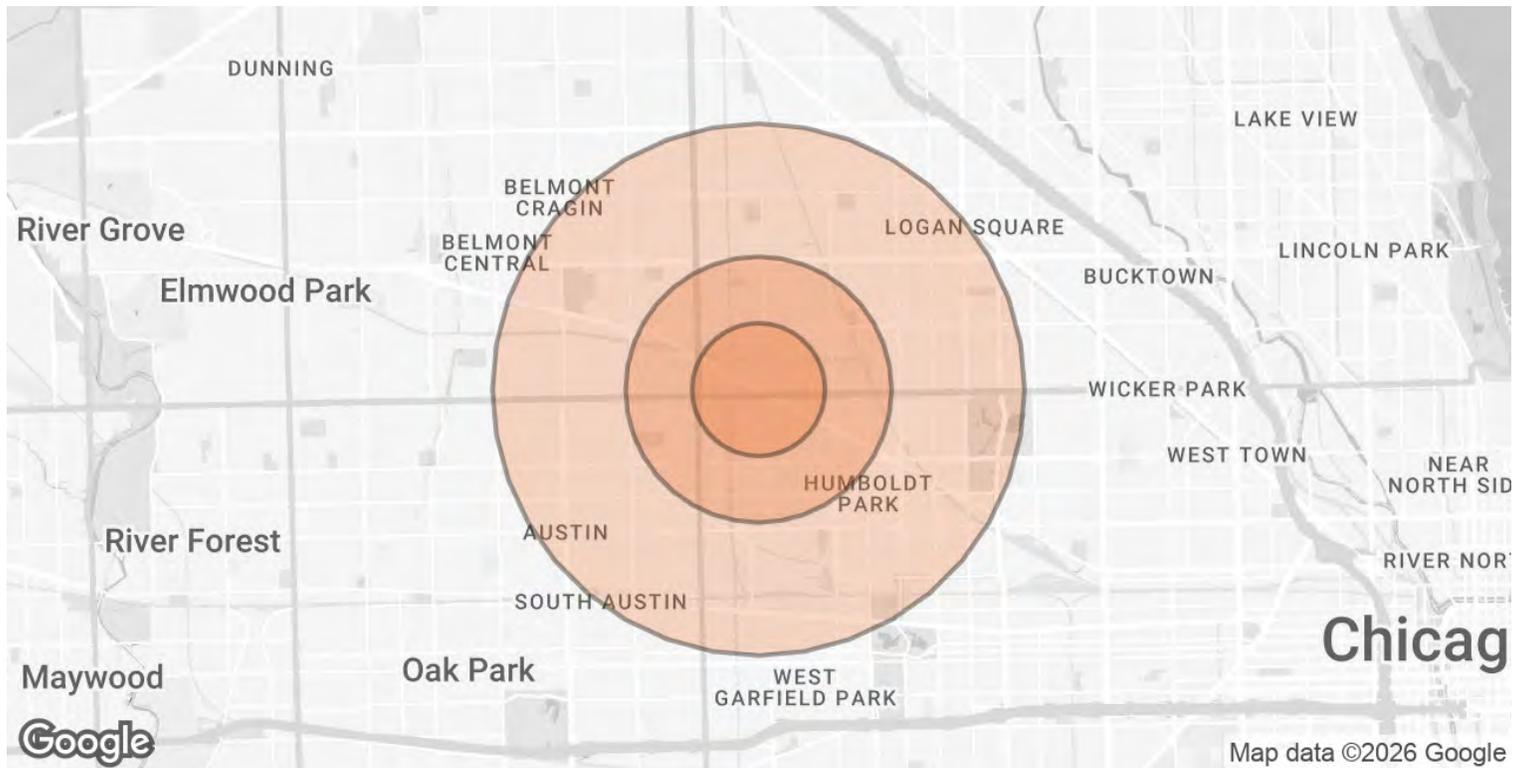
# AREA RETAILERS



**KAREN KULCZYCKI, CCIM, SIOR**  
 O: 630.330.3352  
 kkulczycki@svn.com  
 IL #471020279

**OLIVIA WIRTH**  
 O: 312.770.0119  
 olivia.wirth@svn.com  
 IL #475.161032

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	11,567	52,431	215,340
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	38	38	38
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	3,779	17,390	77,523
# OF PERSONS PER HH	3.1	3	2.8
AVERAGE HH INCOME	\$70,555	\$74,938	\$83,073
AVERAGE HOUSE VALUE	\$331,391	\$329,386	\$375,404

Demographics data derived from AlphaMap

**KAREN KULCZYCKI, CCIM, SIOR**  
 O: 630.330.3352  
 kkulczycki@svn.com  
 IL #471020279

**OLIVIA WIRTH**  
 O: 312.770.0119  
 olivia.wirth@svn.com  
 IL #475.161032

## DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**KAREN KULCZYCKI, CCIM, SIOR**

O: 630.330.3352  
kkulczycki@svn.com  
IL #471020279

**OLIVIA WIRTH**

O: 312.770.0119  
olivia.wirth@svn.com  
IL #475.161032