

5277-5283 North Elston Avenue

CHICAGO, IL



OFFERING MEMORANDUM

KW COMMERCIAL
580 Duane St
Glen Ellyn, IL 60137

PRESENTED BY:

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Property Summary



PROPERTY DESCRIPTION

Discover the perfect space for your business at 5277-5283 North Elston Avenue. This prime retail location offers a modern and versatile layout, ideal for a wide range of business needs. With spacious interiors and plenty of natural light the potential for creating a dynamic and inviting workspace is endless. The property's convenient location and excellent visibility make it an attractive option for businesses seeking a high-traffic area. Ample parking and easy access further enhance its appeal. Don't miss this opportunity to lease a standout property that can accommodate your unique business requirements with style and functionality.

PROPERTY HIGHLIGHTS

- Versatile layout
- Excellent visibility for business exposure
- Convenient and high-traffic location
- Ample parking
- Ideal for a variety of business needs

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN (Approximate pass-through \$7.61 SF/YR))
Number of Available Units:	2
Available SF:	1,500 - 2,880 SF
Building Size:	7,400 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	723	2,875	11,912
Total Population	2,120	7,949	29,878
Average HH Income	\$135,412	\$129,588	\$125,911



Lease Spaces



LEASE INFORMATION

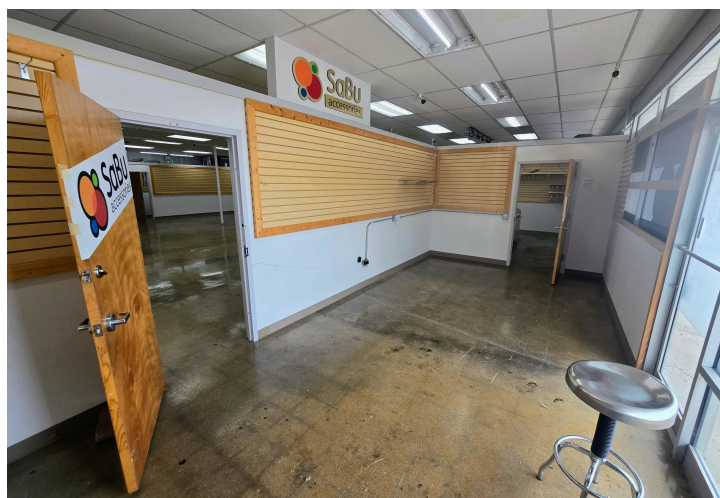
Lease Type:	NNN (Approximate pass-through \$7.61 SF/YR)	Lease Term:	Negotiable
Total Space:	1,500 - 2,880 SF	Lease Rate:	\$14.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
5277	Available	2,880 SF	NNN (Approximate pass-through \$7.61 SF/YR)	\$14.50 SF/yr
5283	Available	1,500 SF	NNN (Approximate pass-through \$7.61 SF/YR)	\$14.50 SF/yr



Photos



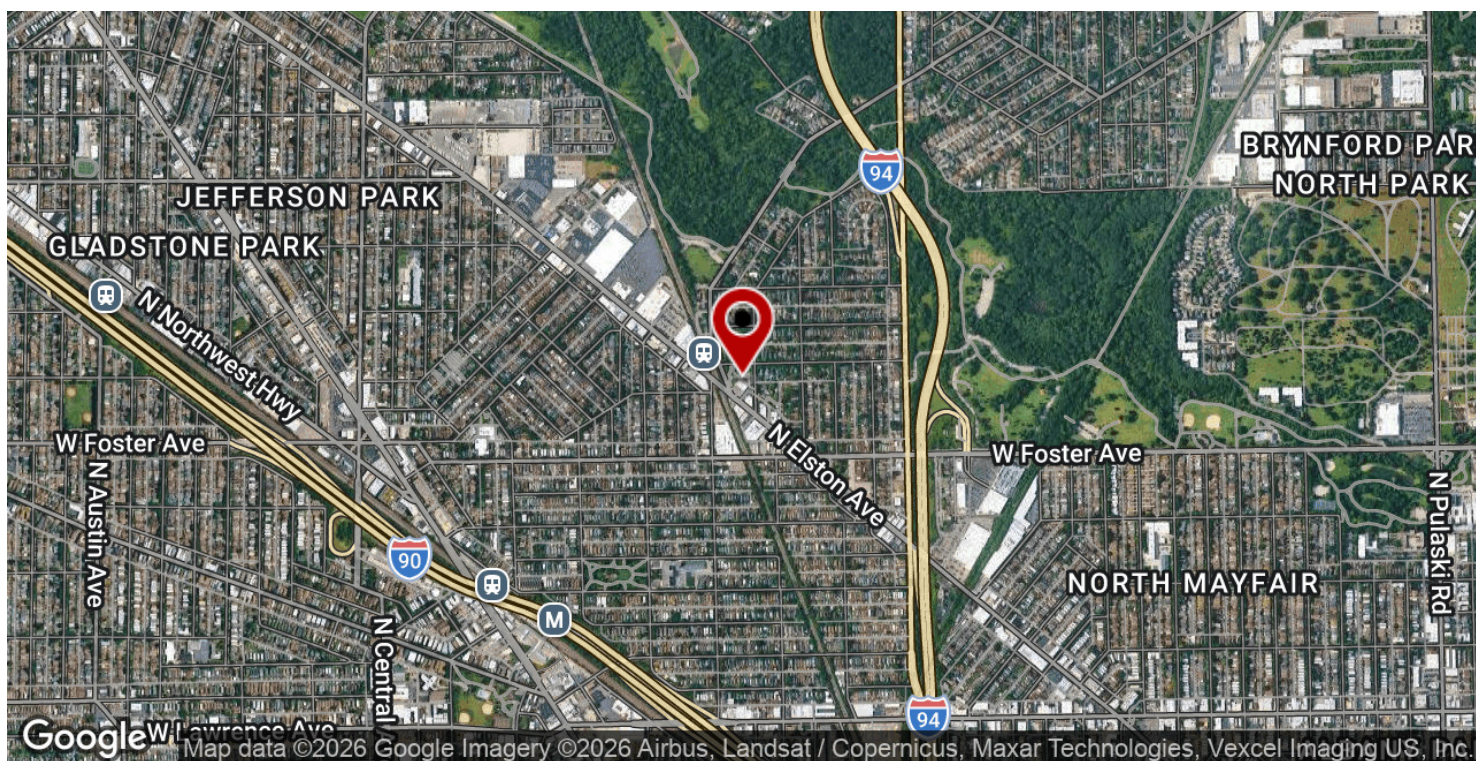
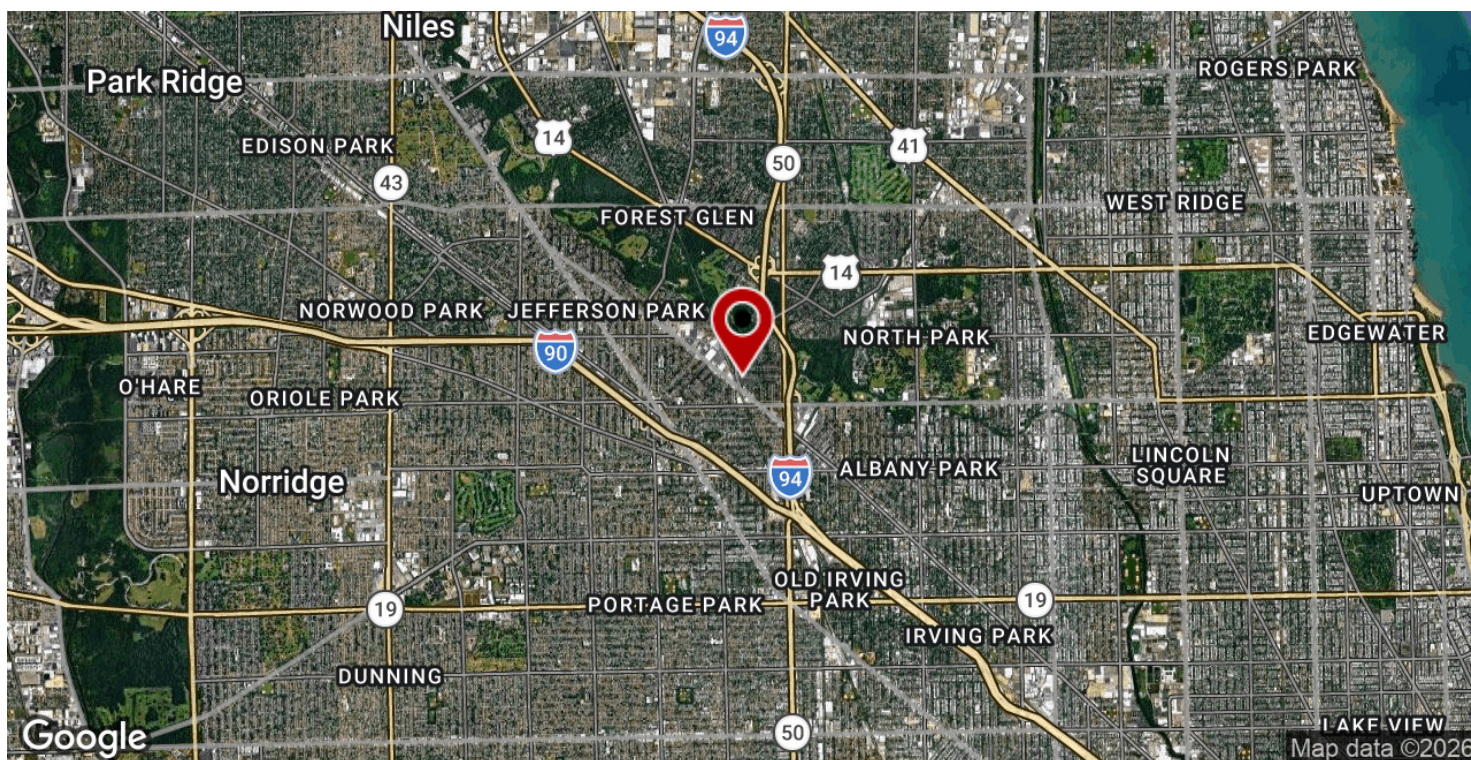
Signage



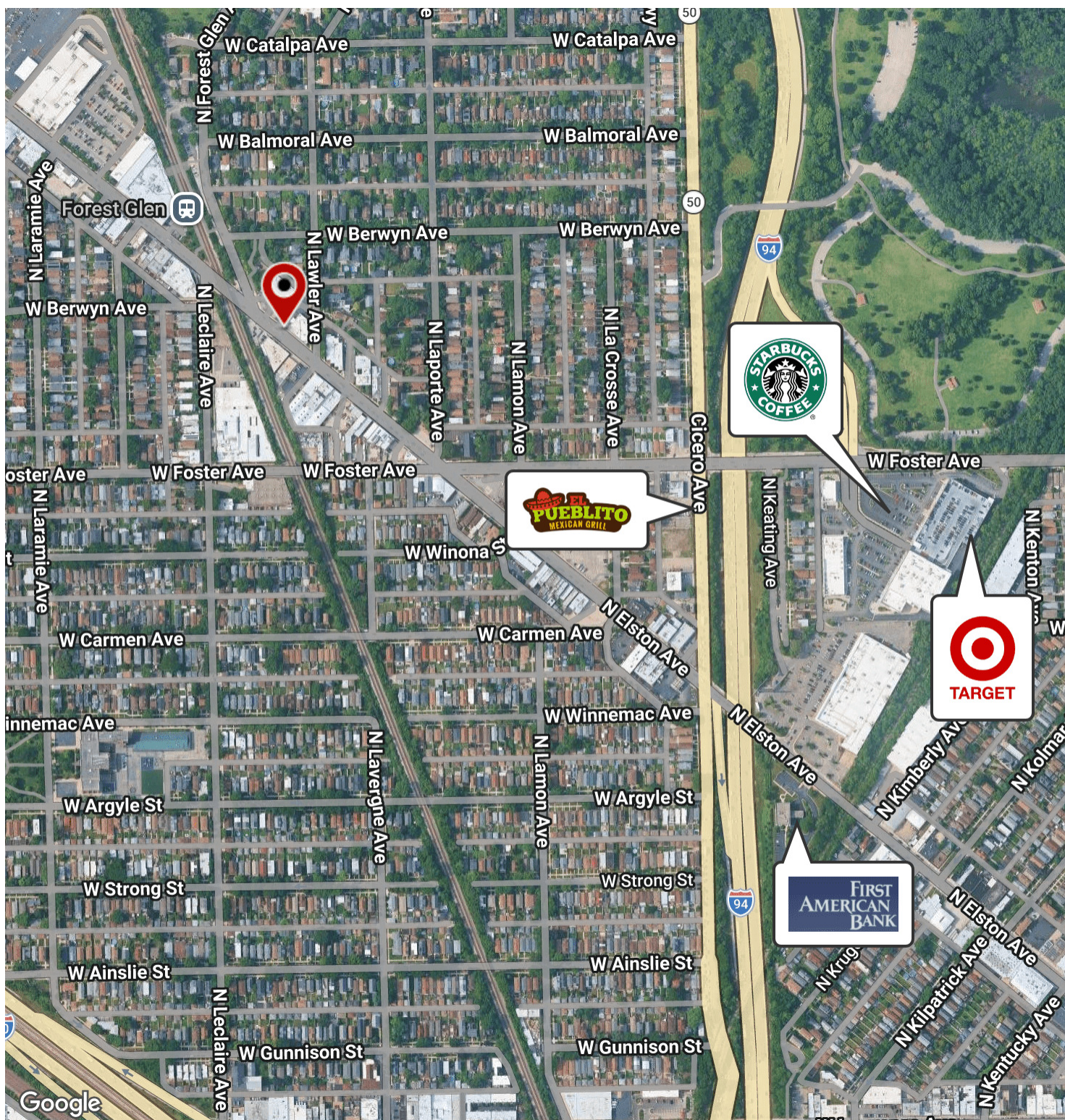
MARKET YOUR BUSINESS HERE!



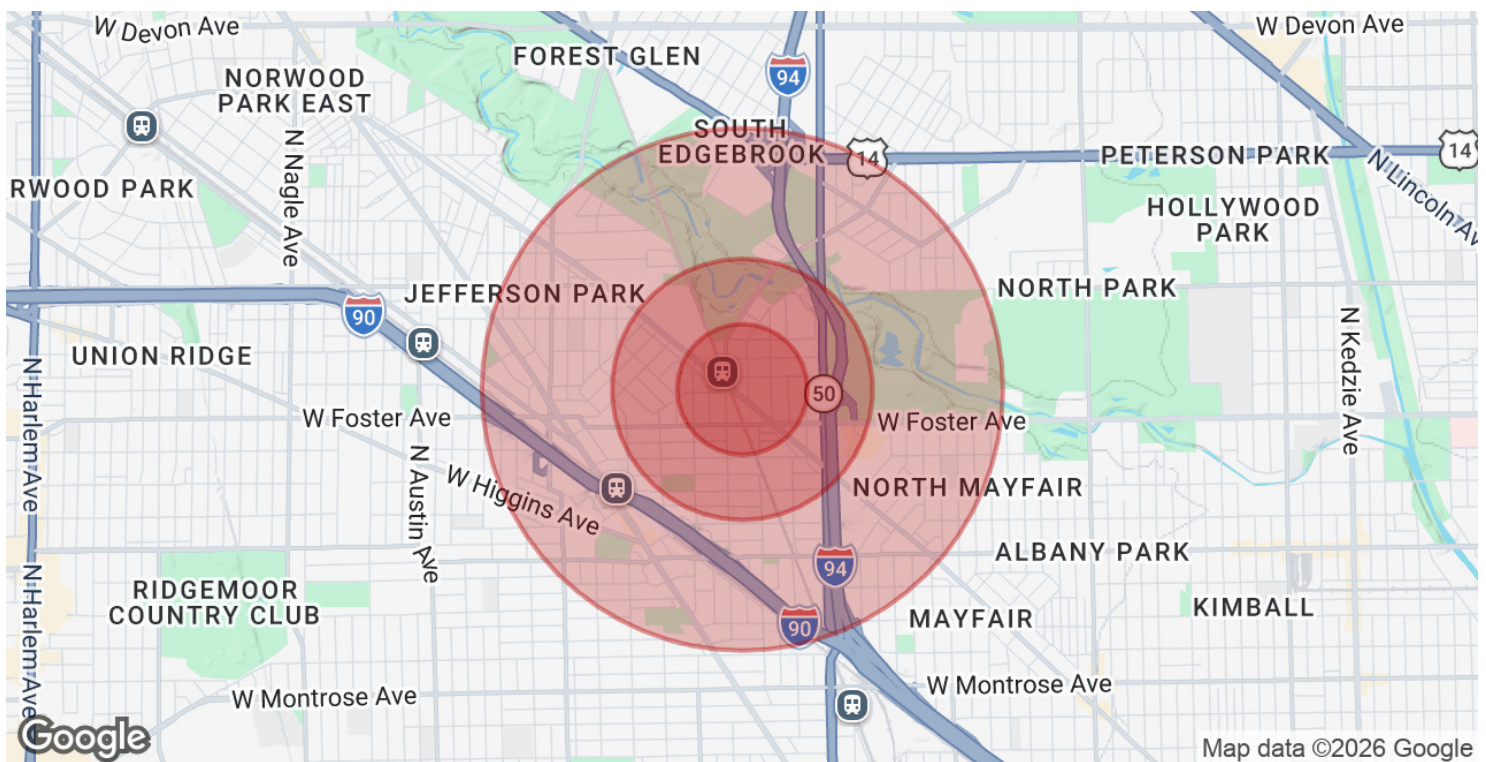
Location Map



Retailer Map



Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,120	7,949	29,878
Average Age	38.8	40.1	41.6
Average Age (Male)	37.1	38.5	40.8
Average Age (Female)	39.0	41.0	42.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	723	2,875	11,912
# of Persons per HH	2.9	2.8	2.5
Average HH Income	\$135,412	\$129,588	\$125,911
Average House Value	\$435,262	\$417,499	\$402,696

2023 American Community Survey (ACS)

