

FOR LEASE

Worth Mixed-Use on Harlem Avenue

11324 SOUTH HARLEM AVENUE

Worth, IL 60482

PRESENTED BY:

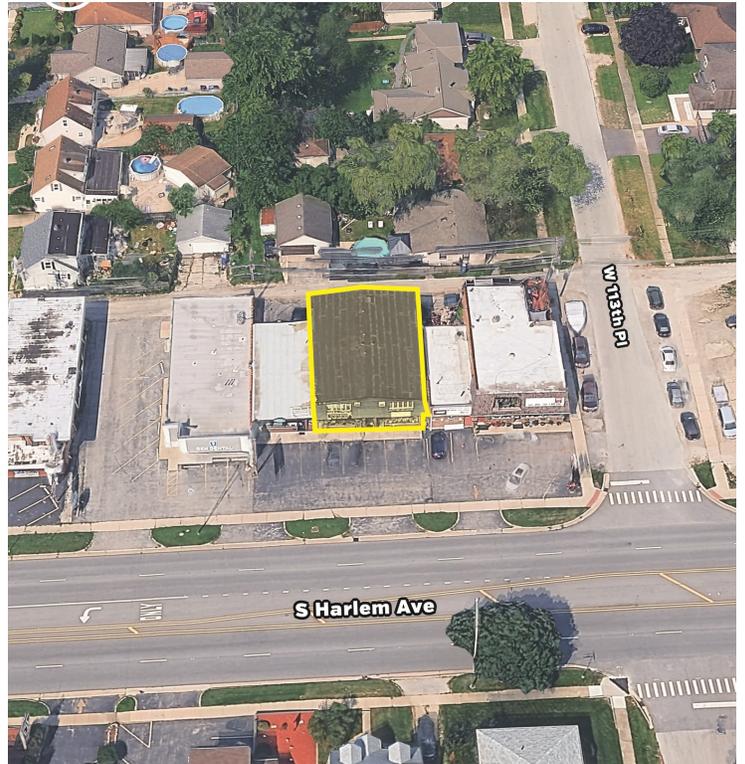
DEREK GONSCH

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30.00 SF/yr (MG)
AVAILABLE SF:	800 SF
LOT SIZE:	0.21 Acres
BUILDING SIZE:	6,930 SF
YEAR BUILT:	1974
ZONING:	B1
TRAFFIC:	36,500

PROPERTY DESCRIPTION

SVN Chicago proudly presents this exceptional lease opportunity in Worth, IL. Located on bustling Harlem Ave, this retail space is highly visible and easy to access. Sharing the center with Middle Eastern sweets, a clothing store, and apartments, this space is ready to host its next business. Currently a vanilla box, the unit can be fitted for a number of different businesses. Worth is a growing town, and there are many new developments in the area. Take advantage of market-beating rents and motivated landlords. Opportunities like this don't last long. Inquire today!

LOCATION DESCRIPTION

At the Harlem Ave & 113th Ct intersection, the property is on the east side of the street.

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AERIAL



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ADDITIONAL PHOTOS

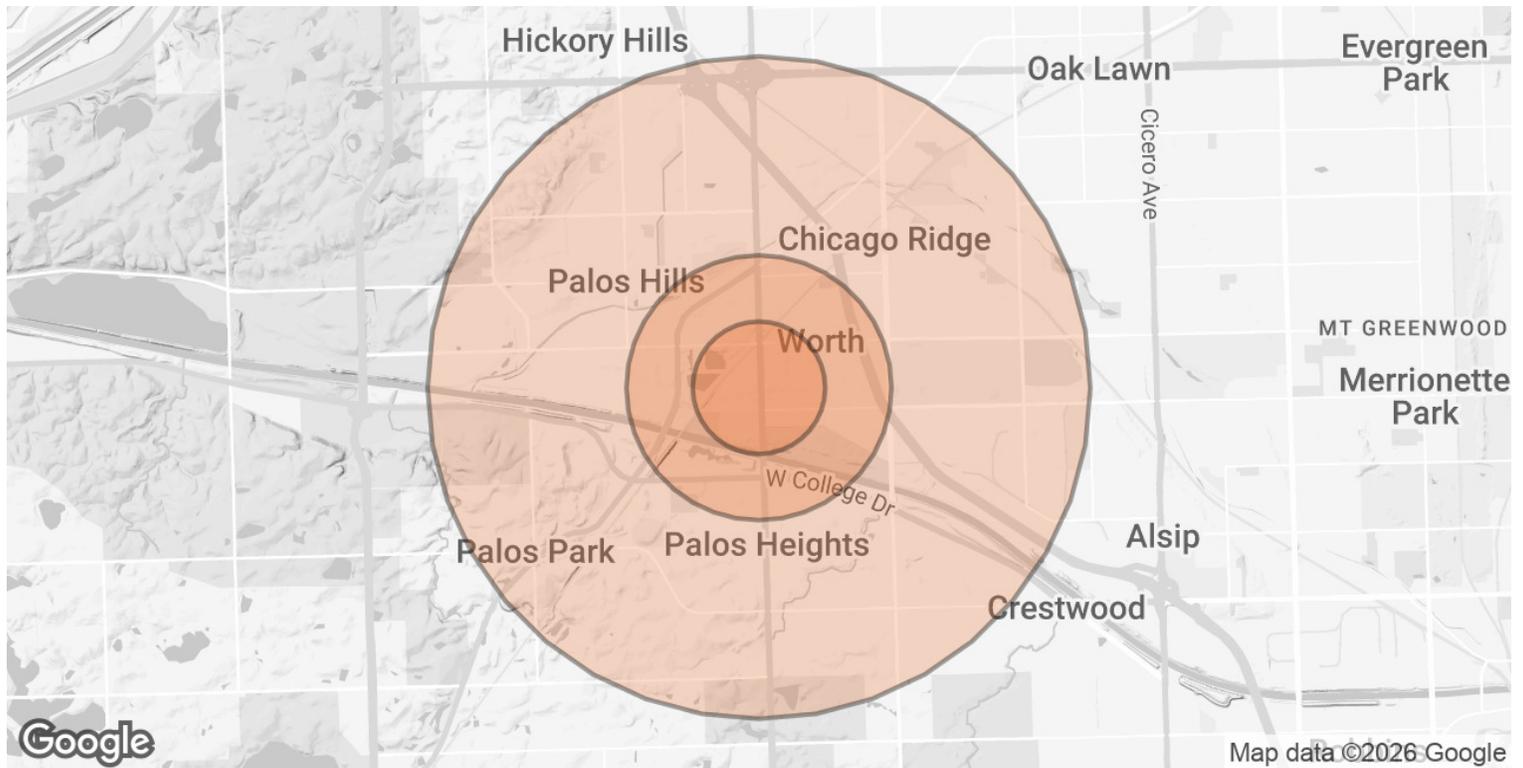


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2.5 MILES
TOTAL POPULATION	2,905	11,884	67,858
AVERAGE AGE	41	42	43
AVERAGE AGE (MALE)	40	41	41
AVERAGE AGE (FEMALE)	41	43	44
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2.5 MILES
TOTAL HOUSEHOLDS	1,081	4,843	27,028
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$86,713	\$85,217	\$100,720
AVERAGE HOUSE VALUE	\$243,913	\$243,933	\$294,763

Demographics data derived from AlphaMap

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