

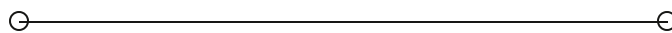


LEASE

Humboldt Park Retail Available | Grand Plaza

4435-4465 WEST GRAND AVENUE

Chicago, IL 60639



PRESENTED BY:

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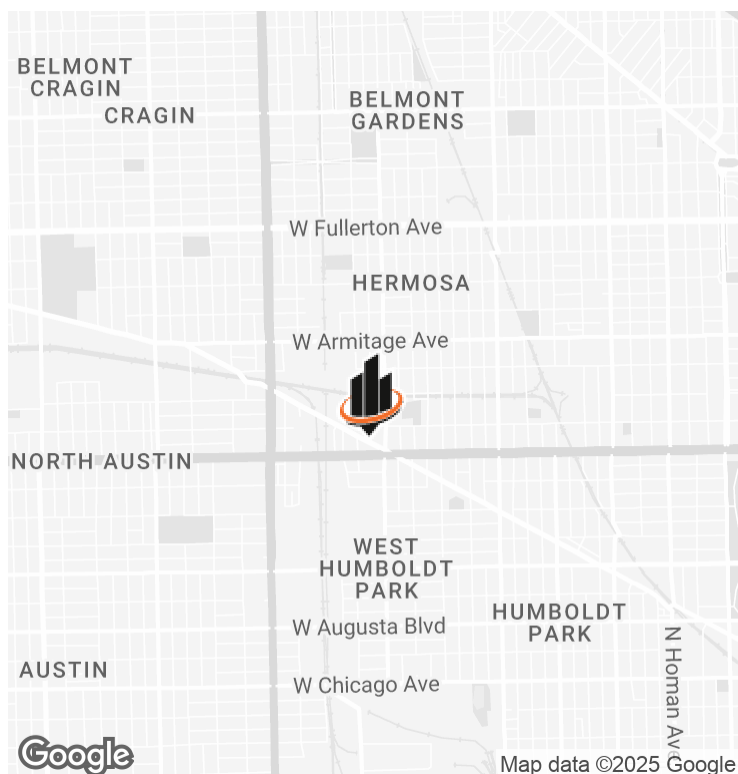
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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|-------------------------|
| LEASE RATE: | \$15.00 SF/yr (NNN) |
| | \$8.25 SF/yr NNN (2025) |
| AVAILABLE UNITS: | 2 |
| OCCUPANCY: | 79% |
| AVAILABLE SF: | +/- 1,350 or 1,800 SF |
| LOT SIZE: | 0.94 Acres |
| BUILDING SIZE: | 15,022 SF |

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present Grand Plaza, a $\pm 15,022$ SF retail plaza offering $\pm 1,350$ 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

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

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LEASE SPACES



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| LEASE TYPE: | NNN | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 1,350 - 1,800 SF | LEASE RATE: | \$15.00 SF/yr |

AVAILABLE SPACES

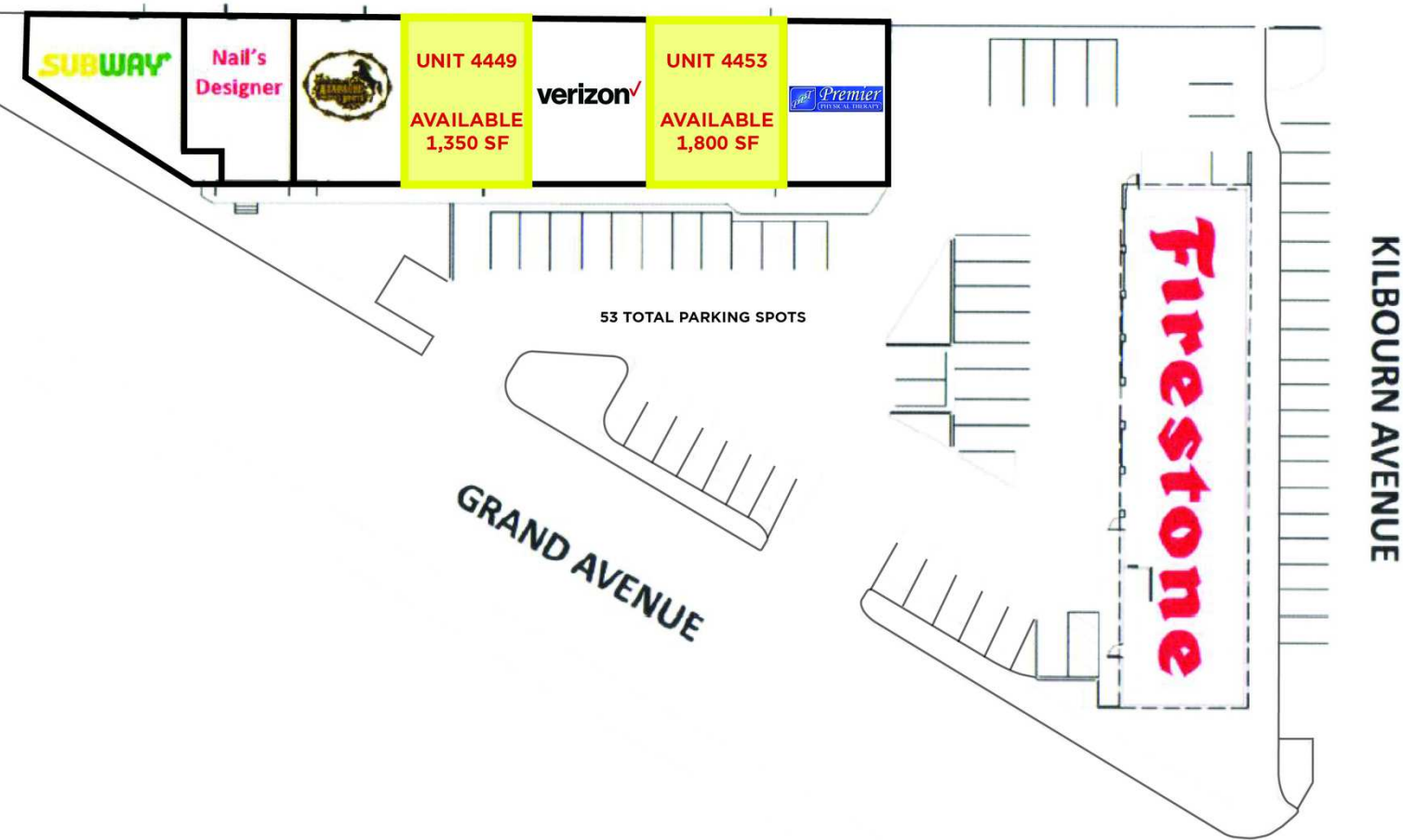
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|--------|-----------|------------|------------|-------------|
|-------|--------|-----------|------------|------------|-------------|

| | | | | | |
|------|-----------|----------|-----|---------------|--|
| 4453 | Available | 1,800 SF | NNN | \$15.00 SF/yr | Open concept with windows facing Grand Avenue, storage/IT closet, and ADA restroom. Freshly painted and new flooring throughout. |
| 4449 | Available | 1,350 SF | NNN | \$15.00 SF/yr | Open concept with windows facing Grand Avenue, private office, and ADA restroom. Freshly painted and new flooring throughout. |

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SITE PLAN



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UNIT 4453 PHOTOS +/-1,800 SF



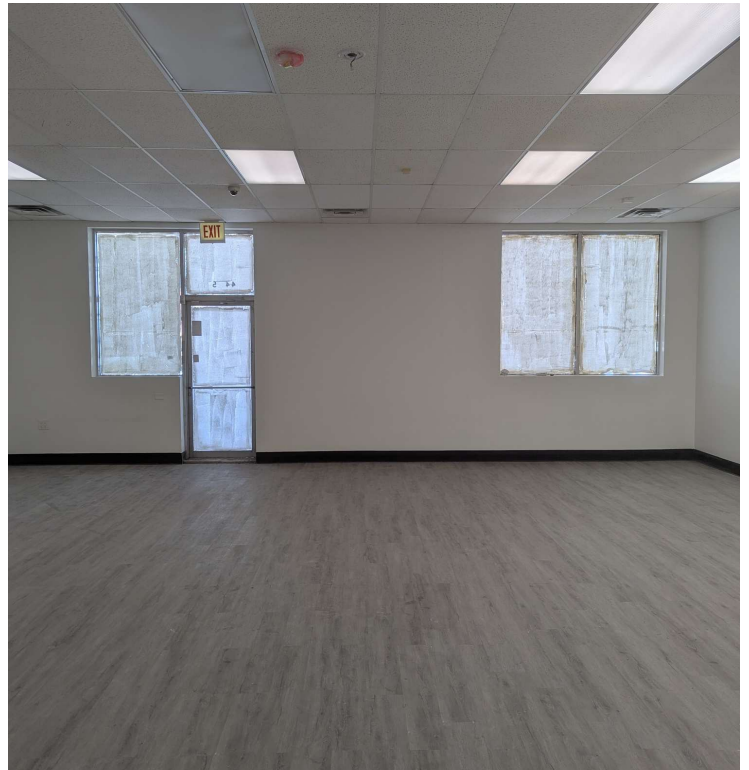
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UNIT 4449 PHOTOS +/-1,350 SF



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PROPERTY AERIAL



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AREA RETAILERS



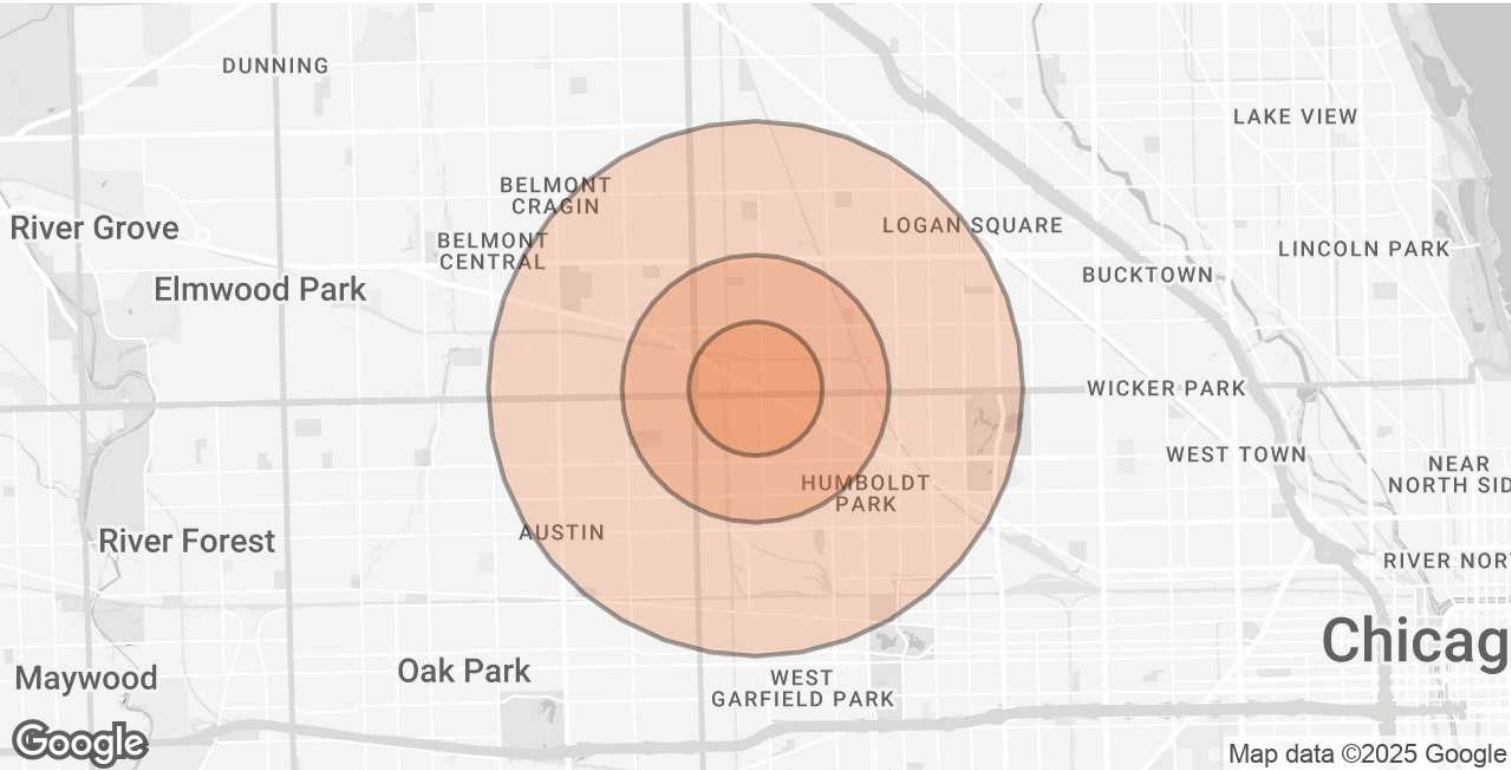
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DEMOGRAPHICS MAP & REPORT



| 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

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