



**LEASE**

# Humboldt Park Retail Available | Grand Plaza

**4435-4465 WEST GRAND AVENUE**

Chicago, IL 60639

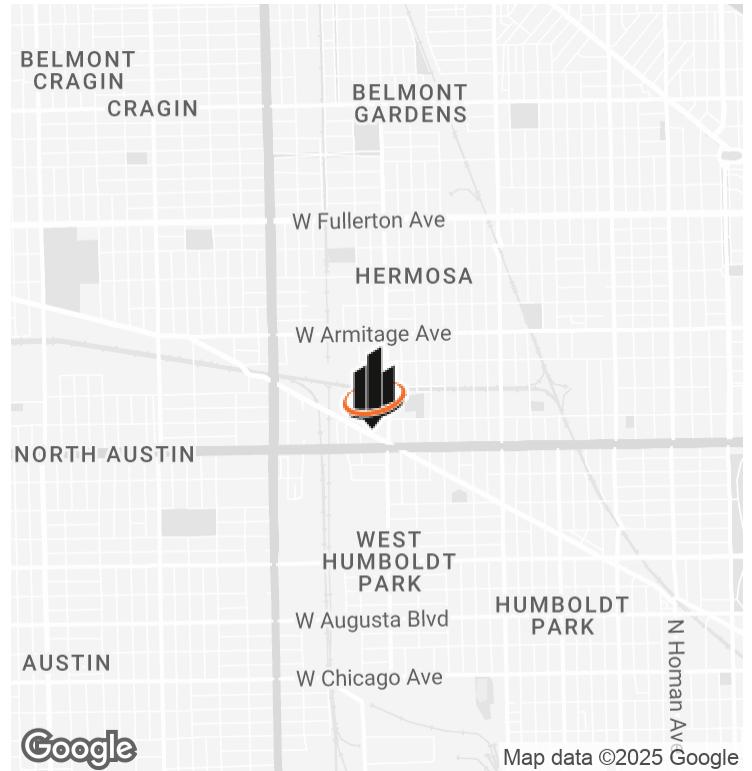


**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 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

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## 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>	\$15.00 SF/yr

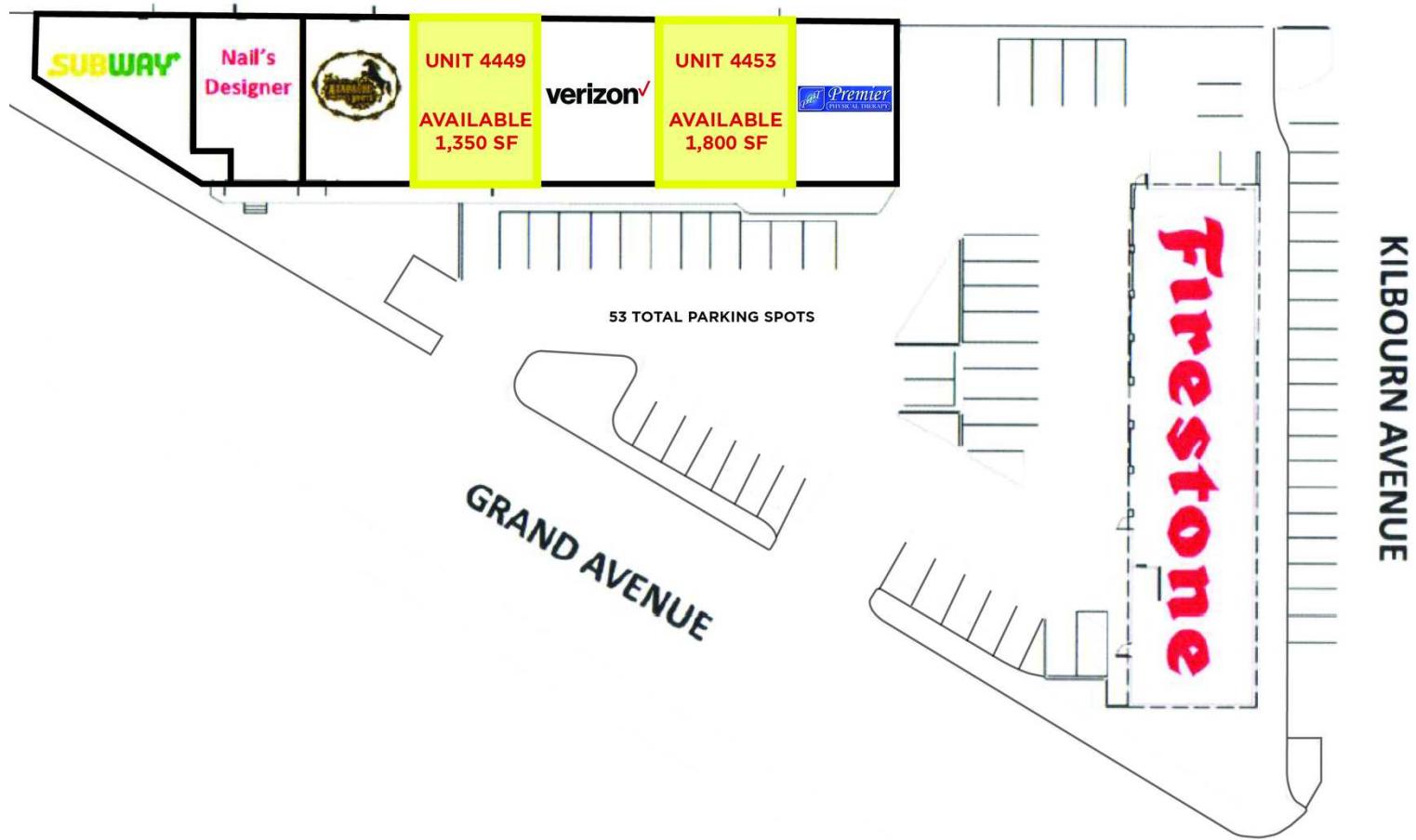
### AVAILABLE SPACES

#### 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.

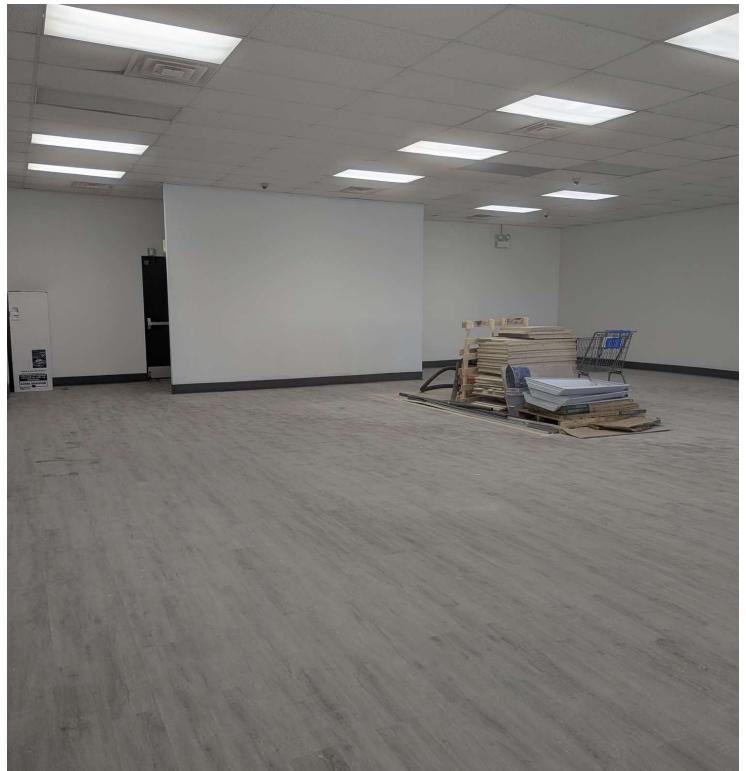
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## SITE PLAN



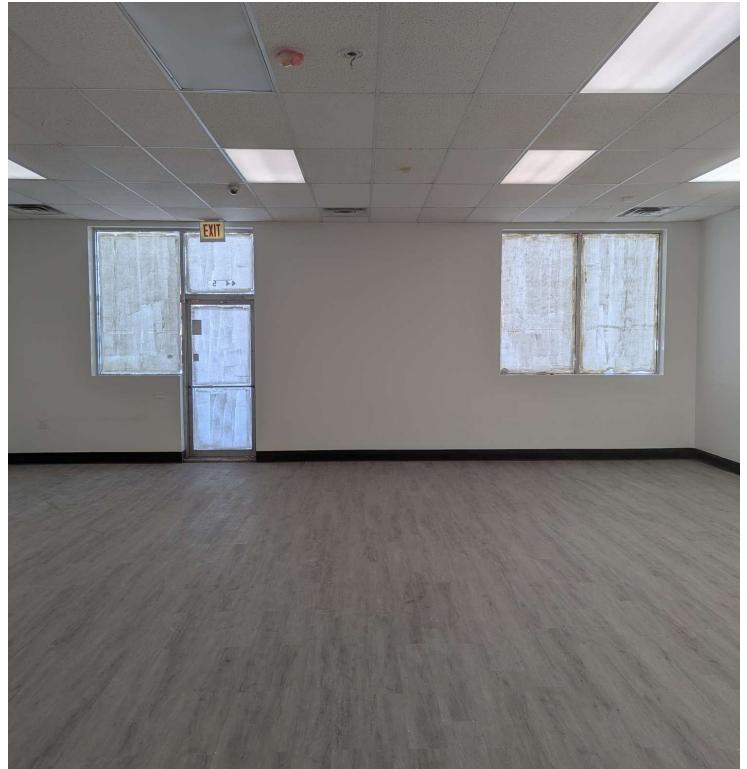
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## UNIT 4453 PHOTOS +/−1,800 SF



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## UNIT 4449 PHOTOS +/-1,350 SF



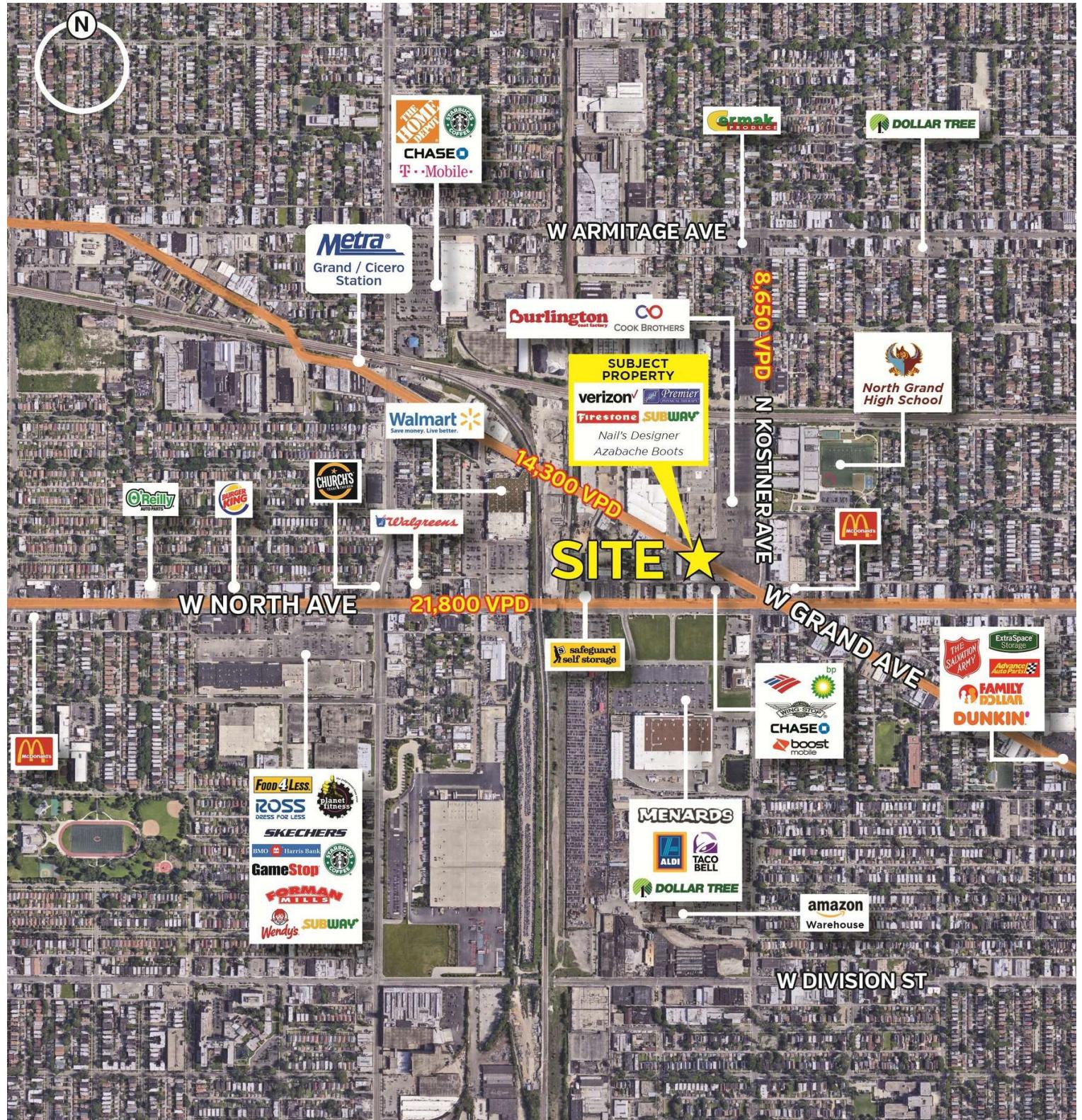
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## PROPERTY AERIAL



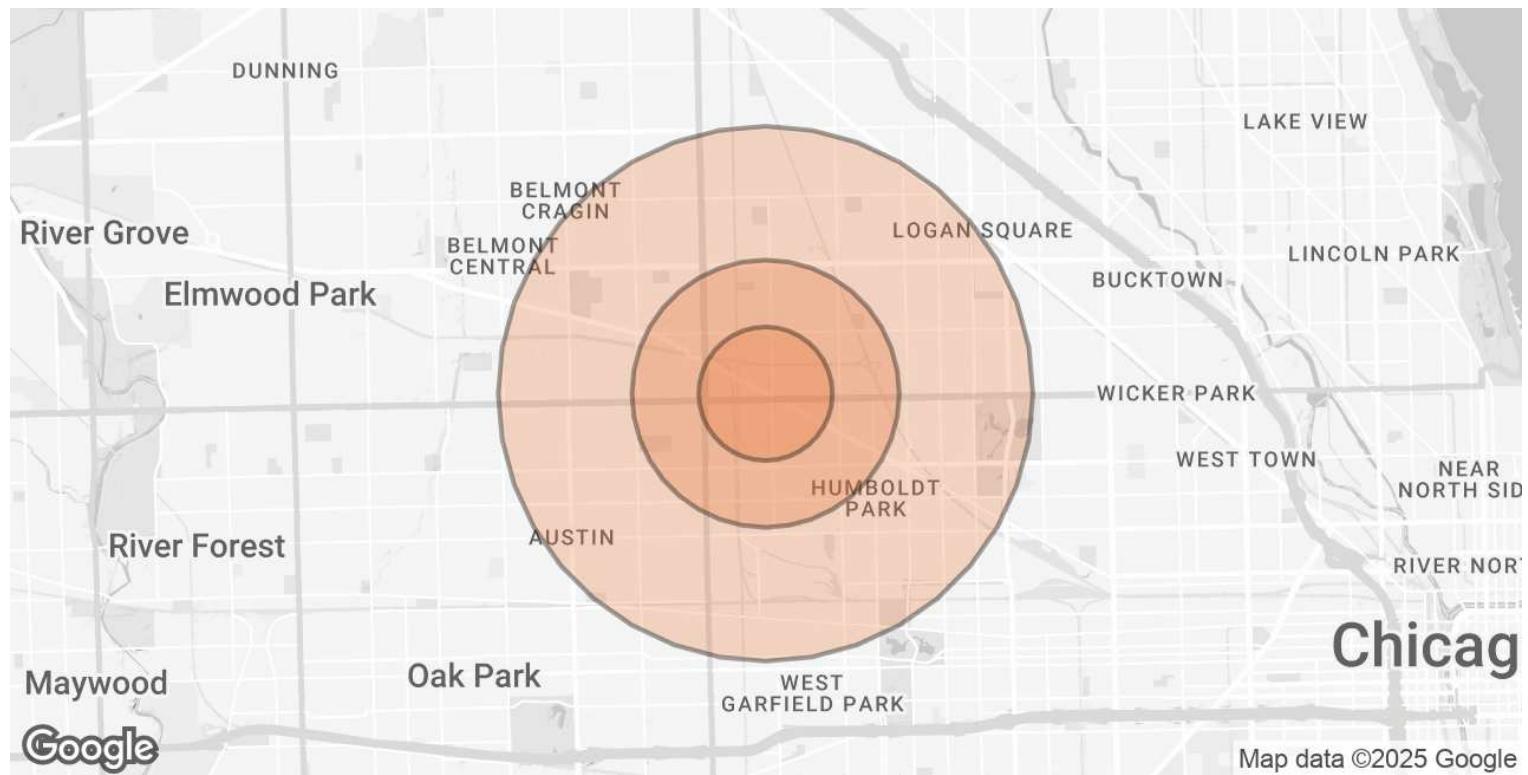
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## AREA RETAILERS



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# DEMOGRAPHICS MAP & REPORT



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

Demographics data derived from AlphaMap

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