

OFFICE/RETAIL SPACE FOR LEASE

+/- 965 SF AVAILABLE

1912 W 103rd St | Chicago, IL 60643



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First In Realty, Inc. is pleased to announce prime Retail/Office space available for lease in the heart of historic Beverly Hills bustling 103rd Street and Longwood Drive Business and Shopping Corridor! A free-standing building perfectly positioned for maximum visibility and foot traffic. Positioned adjacent to the Metra Rock Island 103rd Street. Large on-site parking lot. Enjoy the convenience of walking to nearby shopping and restaurants. Get in on the ground floor of an exciting redevelopment of this well-positioned building with improvements to include a new facade, all new mechanicals, and flexible floor plan designs. Prime downtown Beverly Hills location perfect for growing your business in a vibrant and thriving community!

1. Location:

- Nearby retail includes CVS Pharmacy, Starbucks, Subway, Calabria Imports, Ohana Ice & Treats and more.
- Located across from the busy Metra Rock Island District's 103rd Street station.

2. Building Features:

- **Parking:** Abundant parking with 46 parking stalls averaging 5/1000 SF parking ratio.
- **Visibility:** Great street visibility, abundant foot traffic and visibility from the Metra station and rail line.
- **Traffic Counts:** High traffic counts with over 13,000 VPD.

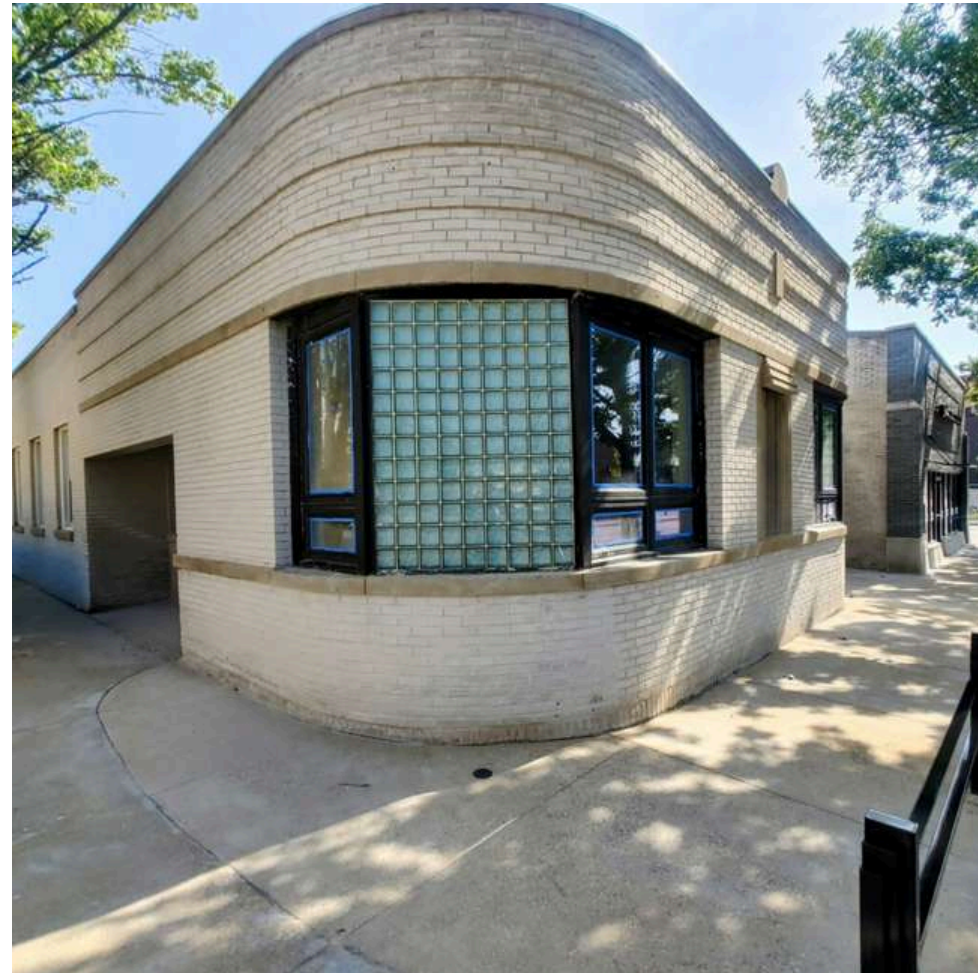
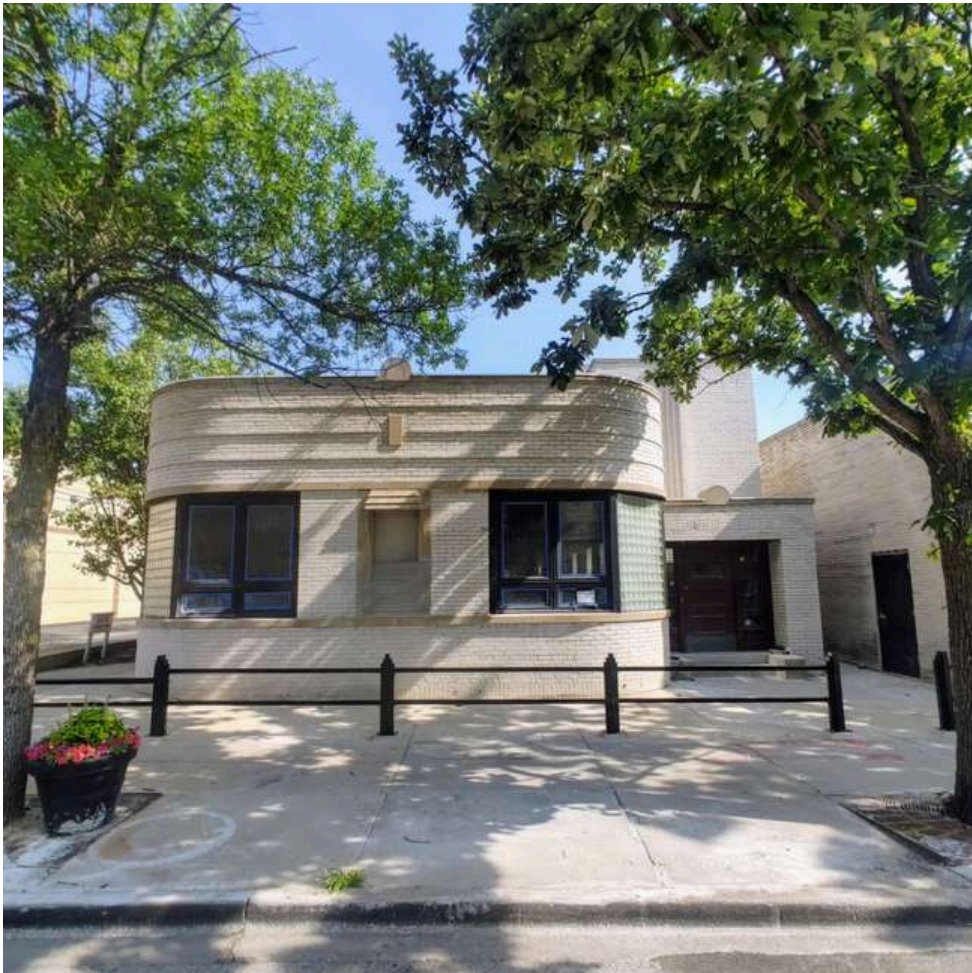
3. Size and Layout:

- **Use:** Ideal for retail and office use.
- **BTS Options:** Opportunity to design floor plans to suit tenants needs.

4. Pricing:

- Competitive pricing with build-to-suit options available. Pricing varies contingent upon landlord work requirements.
- Call Agent for Details!

COMPLETE RENOVATION



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EXTERIOR PHOTOS AND PARKING



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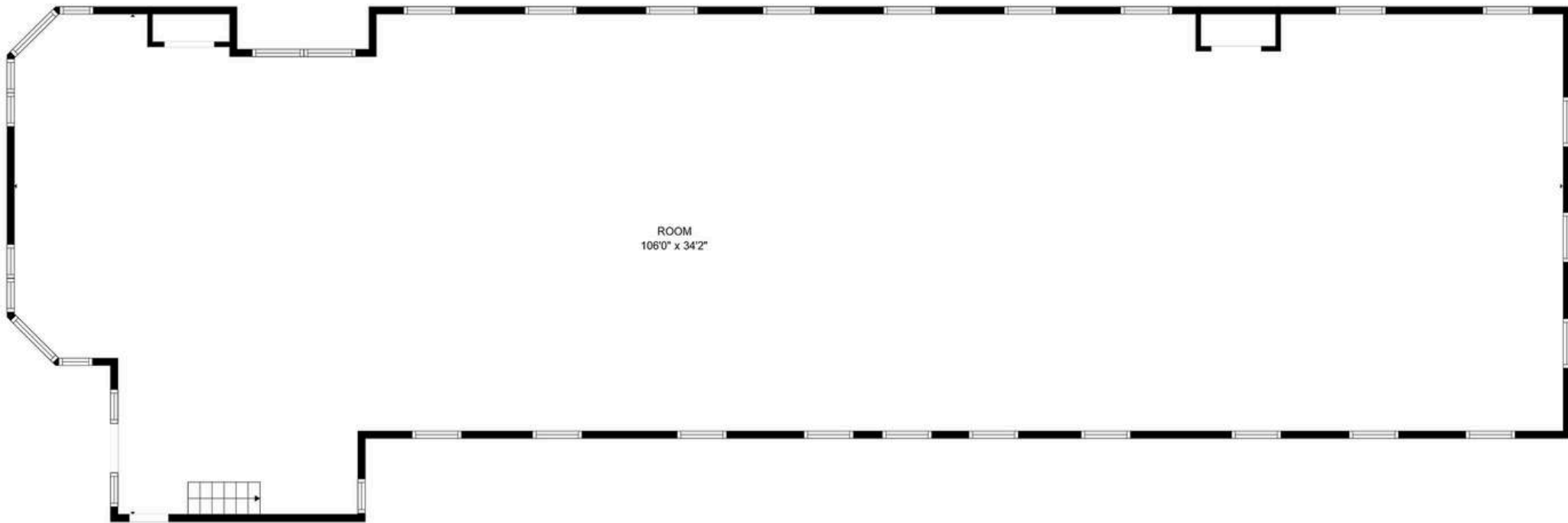
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ROCK ISLAND METRA STATION - BEVERLY HILLS - 103RD STREET HUB



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FLOOR PLAN



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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$120,066	\$83,128	\$72,810
2024 POP:	20,091	201,632	498,927
2024 #HHs:	7,761	75,953	187,891

Traffic Counts

103rd Street: +/- 13,967 VPD

Metra Ridership

Rock Island District: 247,491 monthly

103rd Street: 734 daily



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Website: www.firstinrealty.com

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