



FIRST IN
REALTY
— INCORPORATED —

+/-2,000-2,500 SF Available For Lease
Dominant & Well-Positioned Retail Center
Chicago's Jefferson Park | NWC Foster & Milwaukee



First In Realty, Inc. is pleased to announce for lease a rare availability at the Gladstone Corners SC located in the heart of the Chicago's bustling Jefferson Park Neighborhood, Chicago's premiere northwest side urban community.

Highlights include:

- 2000 SF in-line position .
- 2500 SF in-line position .
- Located just east of Kennedy Expressway at the center of four major thoroughfares: Foster, Central, Milwaukee & Northwest Highway
- Join O'Reilly Auto Parts, Dollar Tree, Vitalant, 7-11, & more
- Excellent visibility and access
- Excellent interstate access located just east of I-90 (157,500 VPD)
- Jefferson Park Transit Center is less than 1/2 mile away and serves over 2M passengers annually
- Dense Urban population with strong demographics
- Approximately 270,000 residents with an avg. HHI of \$87,000 within 3 miles

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc. has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, Illinois 60655 | (773) 779-3473 | www.firstinrealty.com



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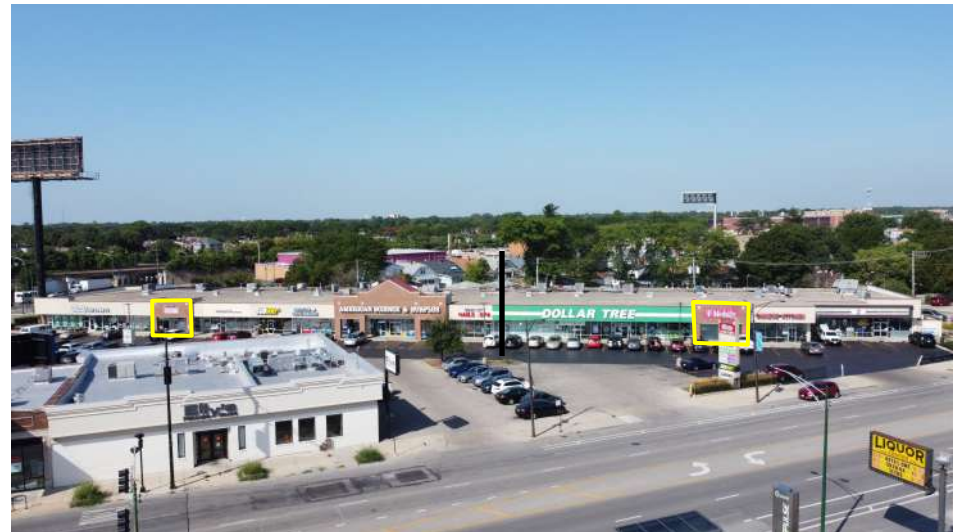
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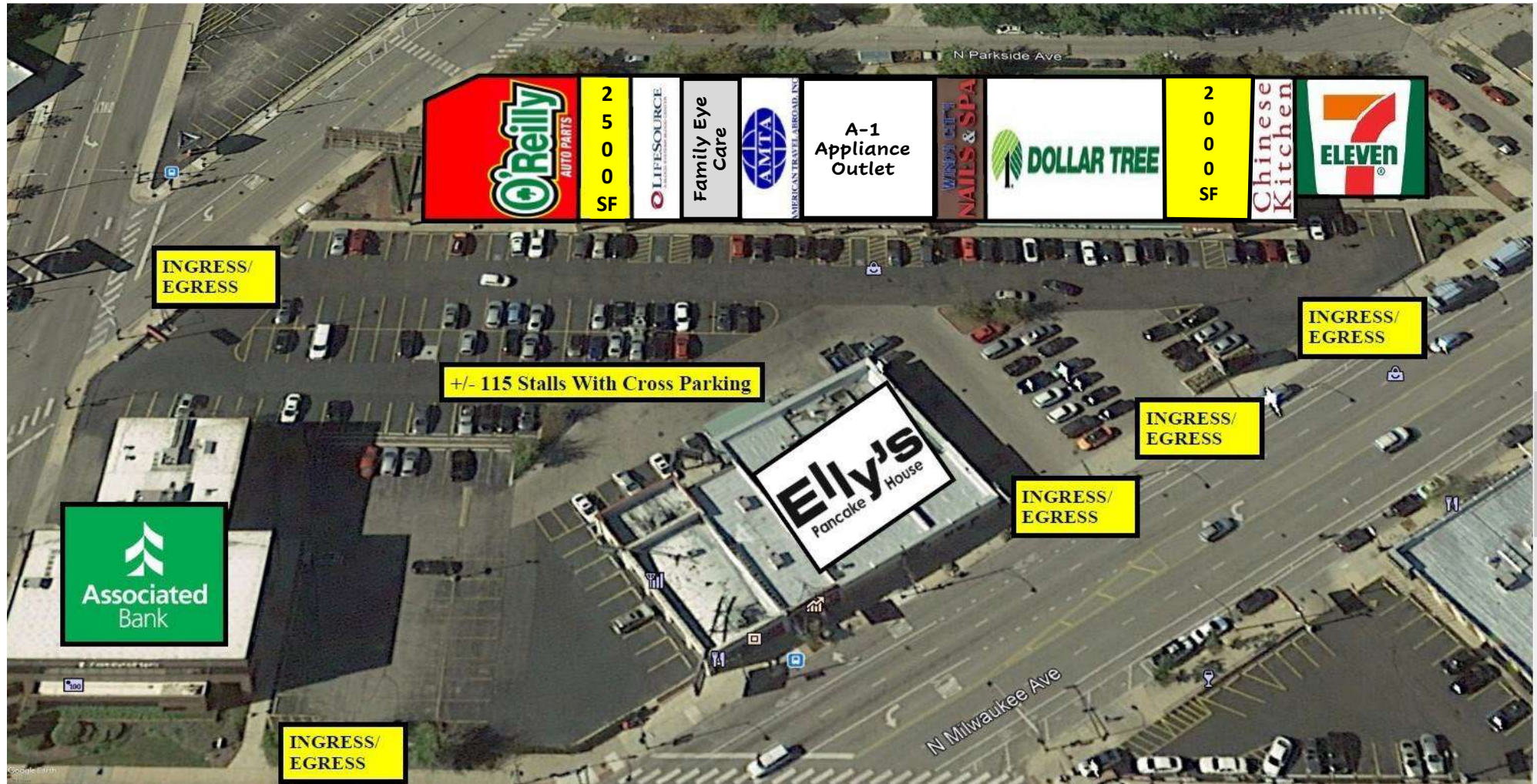
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Traffic Counts:

Kennedy Expy:	157,500	VPD
Foster Ave:	18,100	VPD
Milwaukee Ave	14,900	VPD
Central Ave:	14,600	VPD
Northwest Highway	8,800	VPD

Demographics (2023):

	1MI	3MI	5MI
Population	31,599	262,444	786,361
HH Avg. Inc.	\$98,578	\$101,668	\$96,697
#HH's	12,168	93,586	267,148

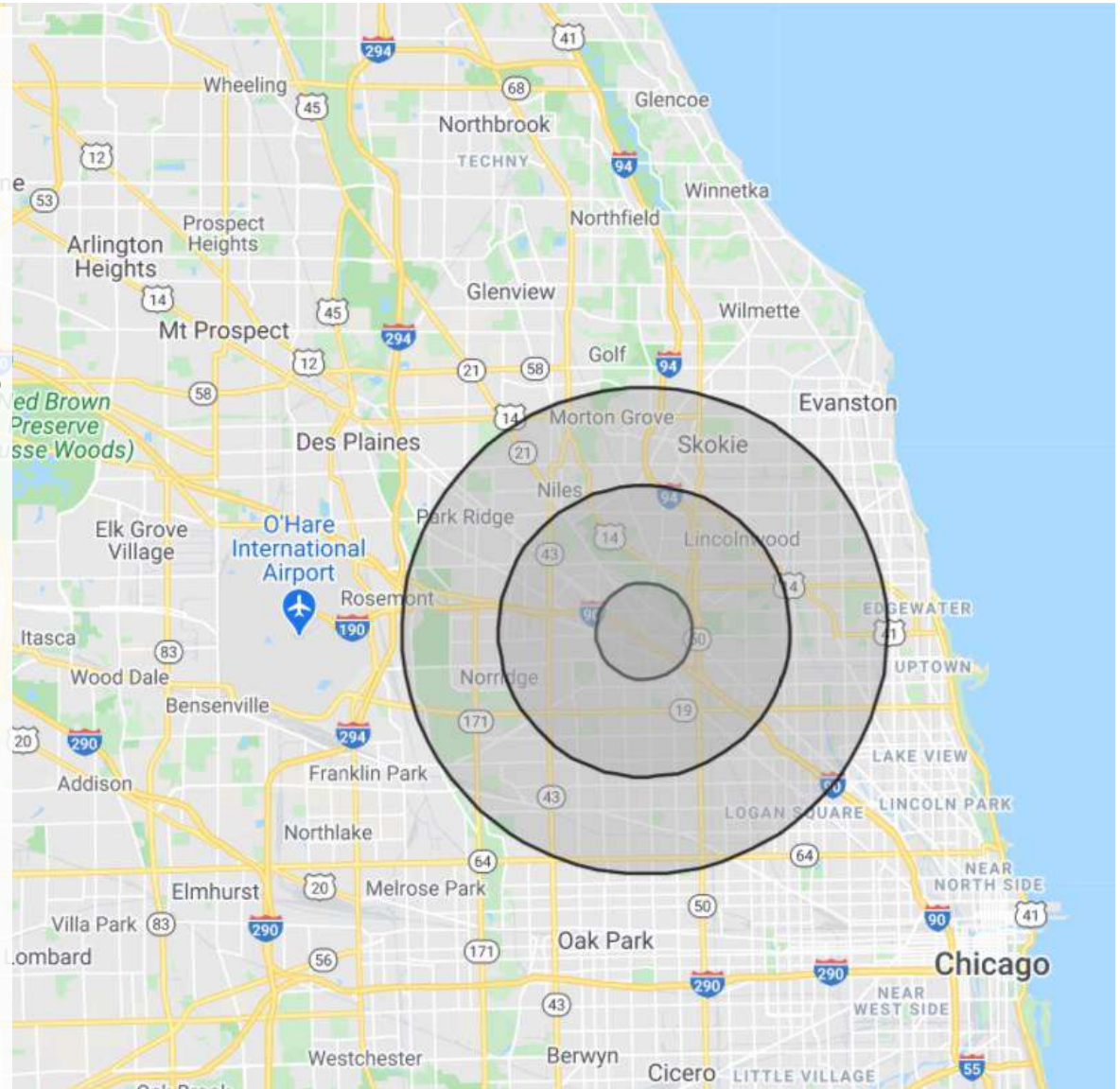
Exclusively Listed By:

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