

FOR LEASE

BERWYN GATEWAY PLAZA

NEC HARLEM AVENUE & W. CERMAK ROAD

RETAIL



FEATURES

PHASE 1 – 19,910 SF. Buffalo Wild Wings, Chipotle, Five Guys Burgers and Fries, Verizon, Vitamin Shoppe

- 91 Parking Spaces

PHASE 2 – 18,357 SF. Starbucks, Blaze Pizza, Mattress Firm, Dental Town, Fifth Third Bank

- 107 Parking Spaces

PHASE 3 – 9,689 SF Panera, Xfinity, UBREAKIFIX

- 67 Parking Spaces

CONTACT

Tim Hague

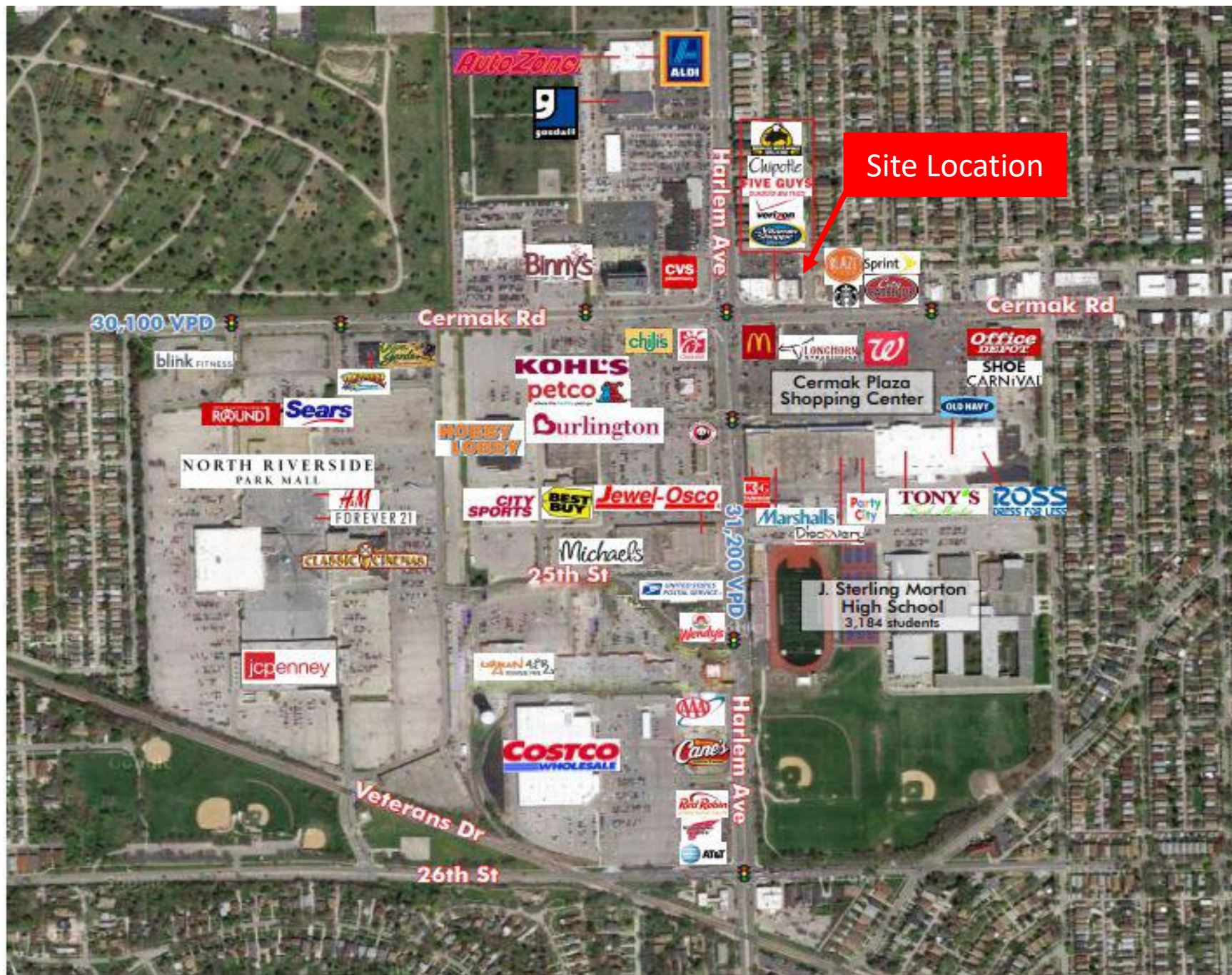
Managing Broker - Owner

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KEYSTONE VENTURES

REAL ESTATE DEVELOPMENT



REGIONAL LOCATION

7100-7124 W Cermak Rd.

FEATURES

REGIONAL LOCATION

- Enter from Cermak Rd. or Harlem Ave.

HUGE POPULATION DENSITY

- 232,000 people within 3 miles

HIGH TRAFFIC VOLUME

- 31,200 VPD on Harlem Ave & 38,000 VPD on W. Cermak Rd.

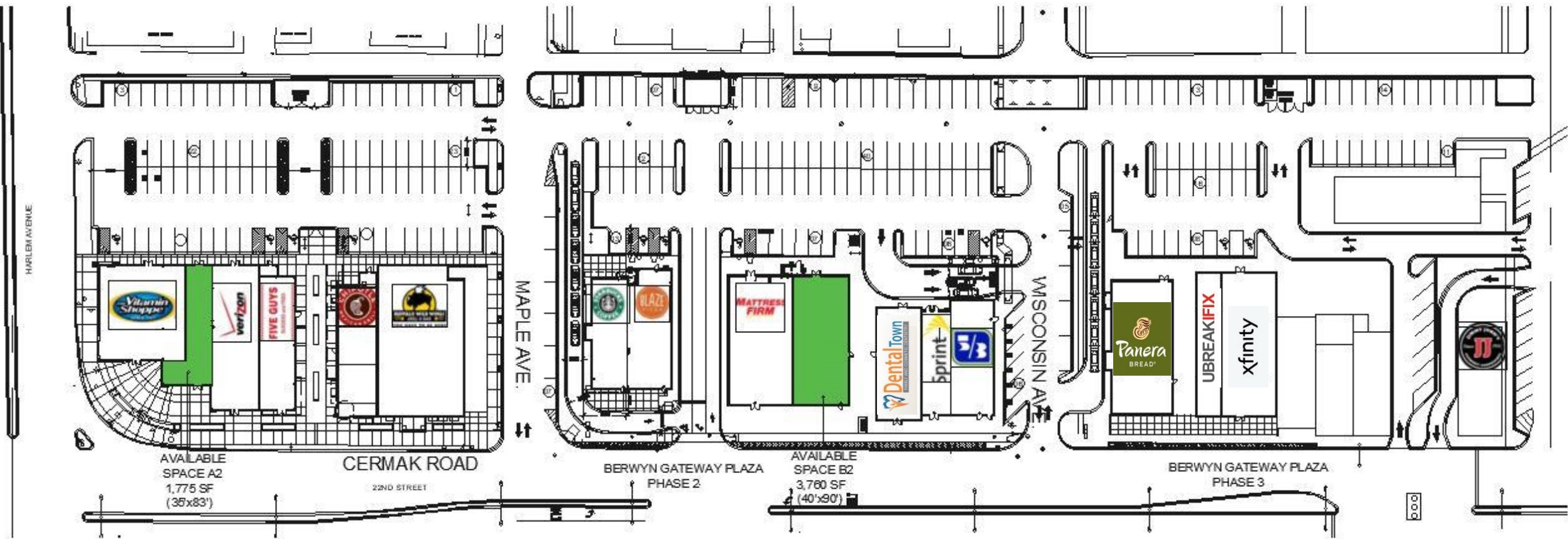
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SITE PLAN

7100-7124 W Cermak Rd.



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DEMOGRAPHIC BRIEF

7100-7124 W Cermak Rd.

DEMOGRAPHICS	POPULATION	AVERAGE HH INCOME		
1 MILE	28,700	\$71,794		
3 MILE	256,417	\$78,053		
5 MILE	660,440	\$71,750		
DEMOGRAPHICS HARLEM AVENUE & CERMAK ROAD				
Population		1 mi radius	3 mi radius	5 mi radius
Estimated Population (2016)		28,700	256,417	660,440
Projected Population (2021)		28,661	256,481	661,391
Census Population (2010)		28,701	257,881	652,290
Census Population (2000)		27,500	261,868	691,827
Estimated Population Density (2016)		9,139 psm	9,072 psm	8,412 psm
Trade Area Size		3.14 sq mi	28.26 sq mi	78.51 sq mi
Households				
Estimated Households (2016)		10,326	93,712	229,999
Projected Households (2021)		10,611	96,200	236,776
Census Households (2010)		10,031	91,464	220,767
Census Households (2000)		10,577	94,220	229,796
Estimated Households with Children (2016)		3,928 38.0%	34,699 37.0%	90,868 39.5%
Estimated Average Household Size (2016)		2.78	2.72	2.85
Average Household Income				
Estimated Average HH Income (2016)		\$71,794	\$78,053	\$71,750
Projected Average HH Income (2021)		\$85,023	\$91,935	\$83,463
Estimated Average Family Income (2016)		\$80,542	\$92,171	\$83,251
Median Household Income				
Estimated Median HH Income (2016)		\$60,000	\$60,287	\$57,517
Projected Median HH Income (2021)		\$66,383	\$66,477	\$63,216
Estimated Median Family Income (2016)		\$69,681	\$75,927	\$70,183