

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**

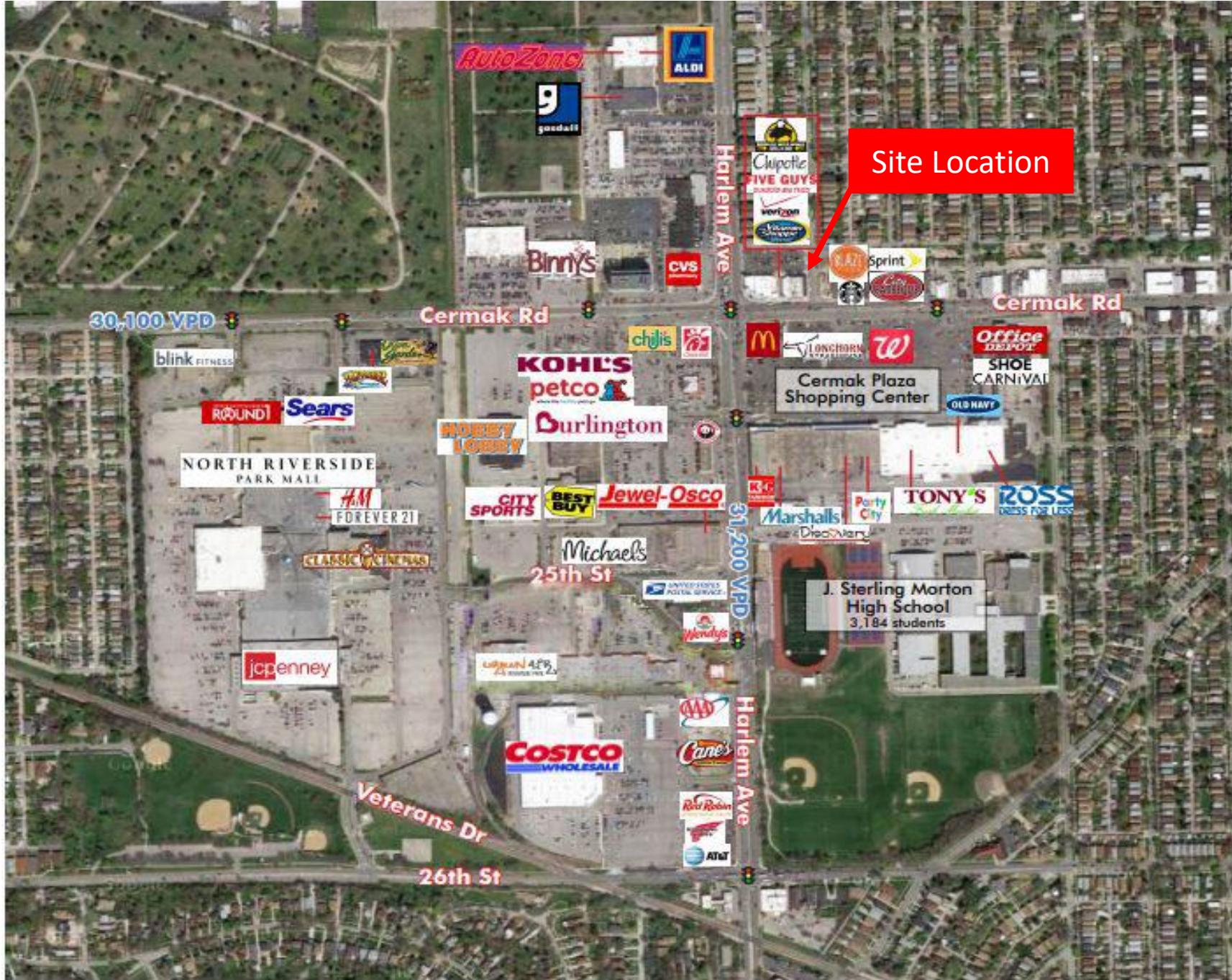
Managing Broker - Owner

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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.

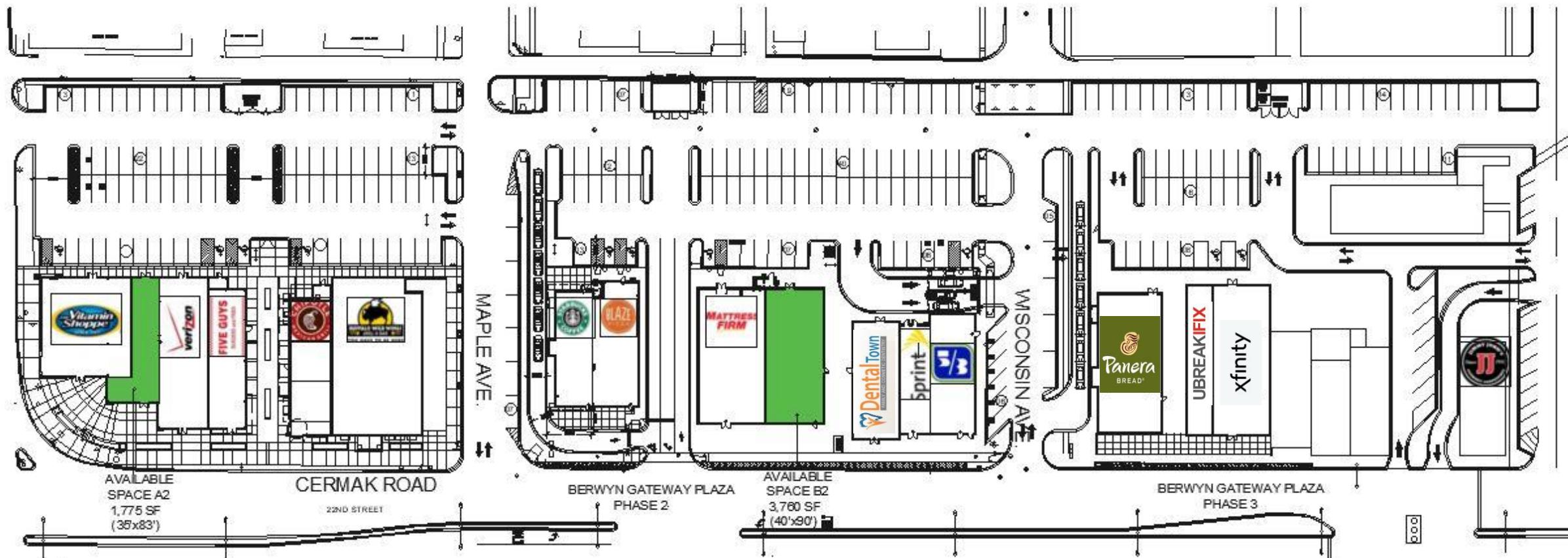
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## SITE PLAN

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	
<b>DEMOGRAPHICS HARLEM AVENUE &amp; CERMAK ROAD</b>			
Population		1 mi radius	3 mi radius
Estimated Population (2016)		28,700	256,417
Projected Population (2021)		28,661	256,481
Census Population (2010)		28,701	257,881
Census Population (2000)		27,500	261,868
Estimated Population Density (2016)		9,139 psm	9,072 psm
Trade Area Size		3.14 sq mi	28.26 sq mi
<b>Households</b>			
Estimated Households (2016)		10,326	93,712
Projected Households (2021)		10,611	96,200
Census Households (2010)		10,031	91,464
Census Households (2000)		10,577	94,220
Estimated Households with Children (2016)		3,928 38.0%	34,699 37.0%
Estimated Average Household Size (2016)		2.78	2.72
<b>Average Household Income</b>			
Estimated Average HH Income (2016)		\$71,794	\$78,053
Projected Average HH Income (2021)		\$85,023	\$91,935
Estimated Average Family Income (2016)		\$80,542	\$92,171
<b>Median Household Income</b>			
Estimated Median HH Income (2016)		\$60,000	\$60,287
Projected Median HH Income (2021)		\$66,383	\$66,477
Estimated Median Family Income (2016)		\$69,681	\$75,927
			\$70,183