

GATEWAY CENTRE

1783 W. HOWARD, CHICAGO, IL 60626



TROY COMMERCIAL
REAL ESTATE LTD.



OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (NNN)
Building Size:	6,280 SF
Available SF:	1,250 - 1,528 SF
Number of Units:	3
Renovated:	2008
Zoning:	B3-5
Submarket:	Rogers Park

PROPERTY OVERVIEW

Two suites available (1785 & 1783)
 Suite 1785 is approx. 1,250 SF
 Suite 1783 is approx. 1,530 SF
 The Additional Rent charges amount to \$5.93/psf

PROPERTY HIGHLIGHTS

- Stoplight intersection of Clark and Howard
- Chase Bank anchored
- Ample off street parking
- <https://canvas.io/viewer/ONp7dRFn>

STEVE CIOROMSKI | 773.792.3000 x302 | 847.612.8716 | scioromski@troyrealtyltd.com

6625 N AVONDALE | CHICAGO, IL 60631 | 773.792.3000 | TROY-COMPANIES.COM

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Terms are subject to errors, omissions and change without notice.

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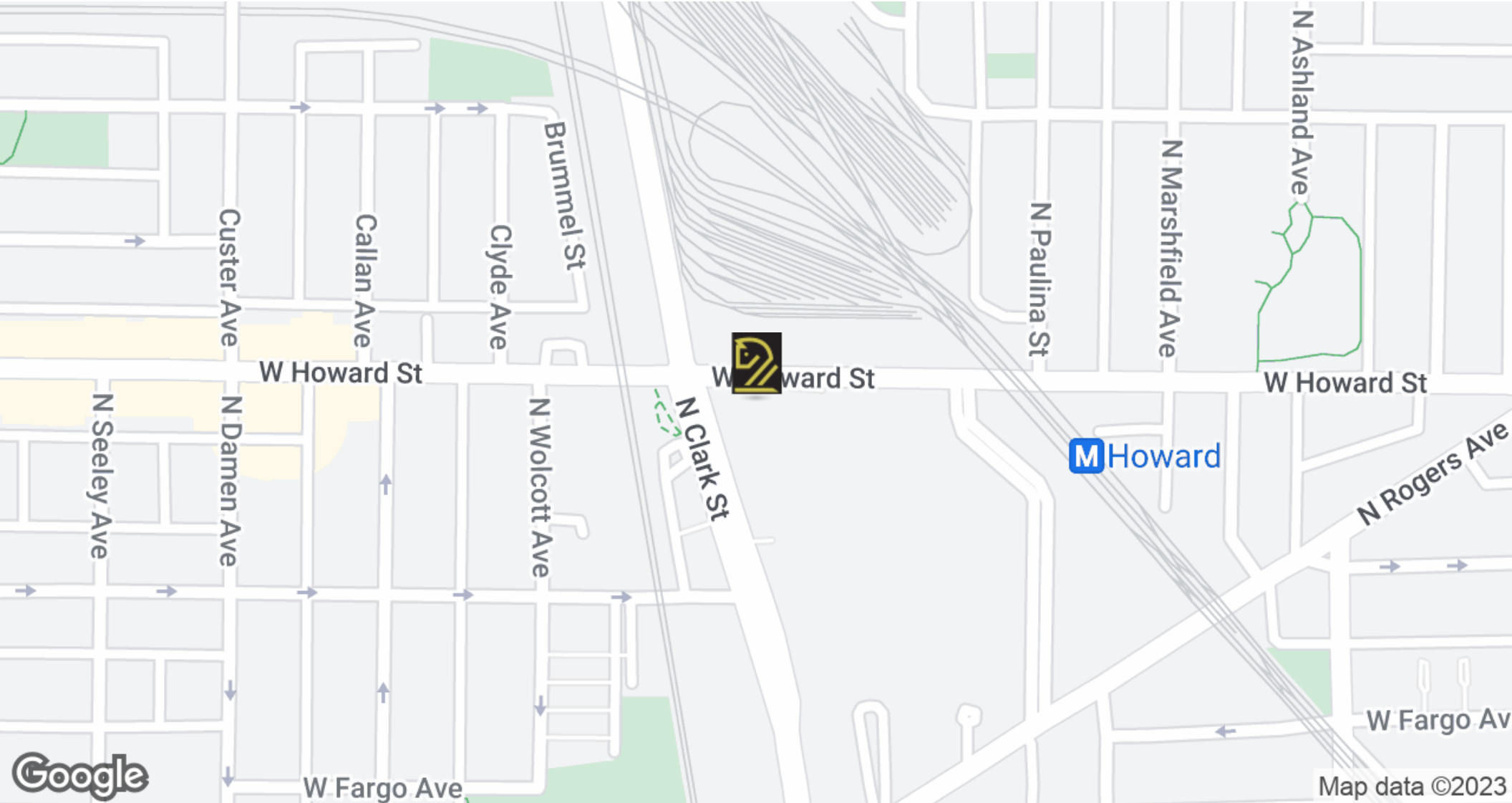
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Suite 1785 Interior



Suite 1783 Interior



Suite 1785 Interior



Suite 1783 Interior

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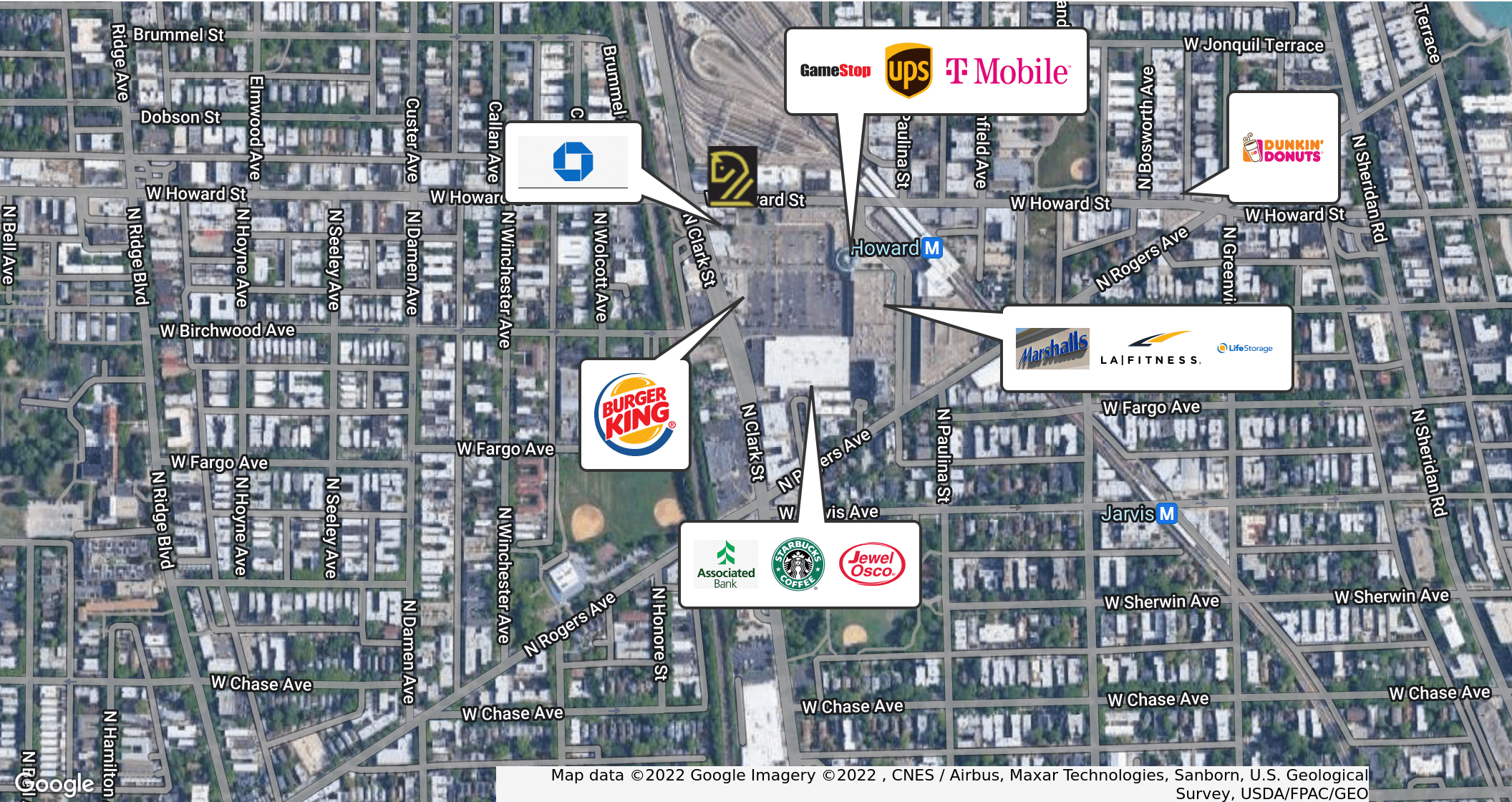
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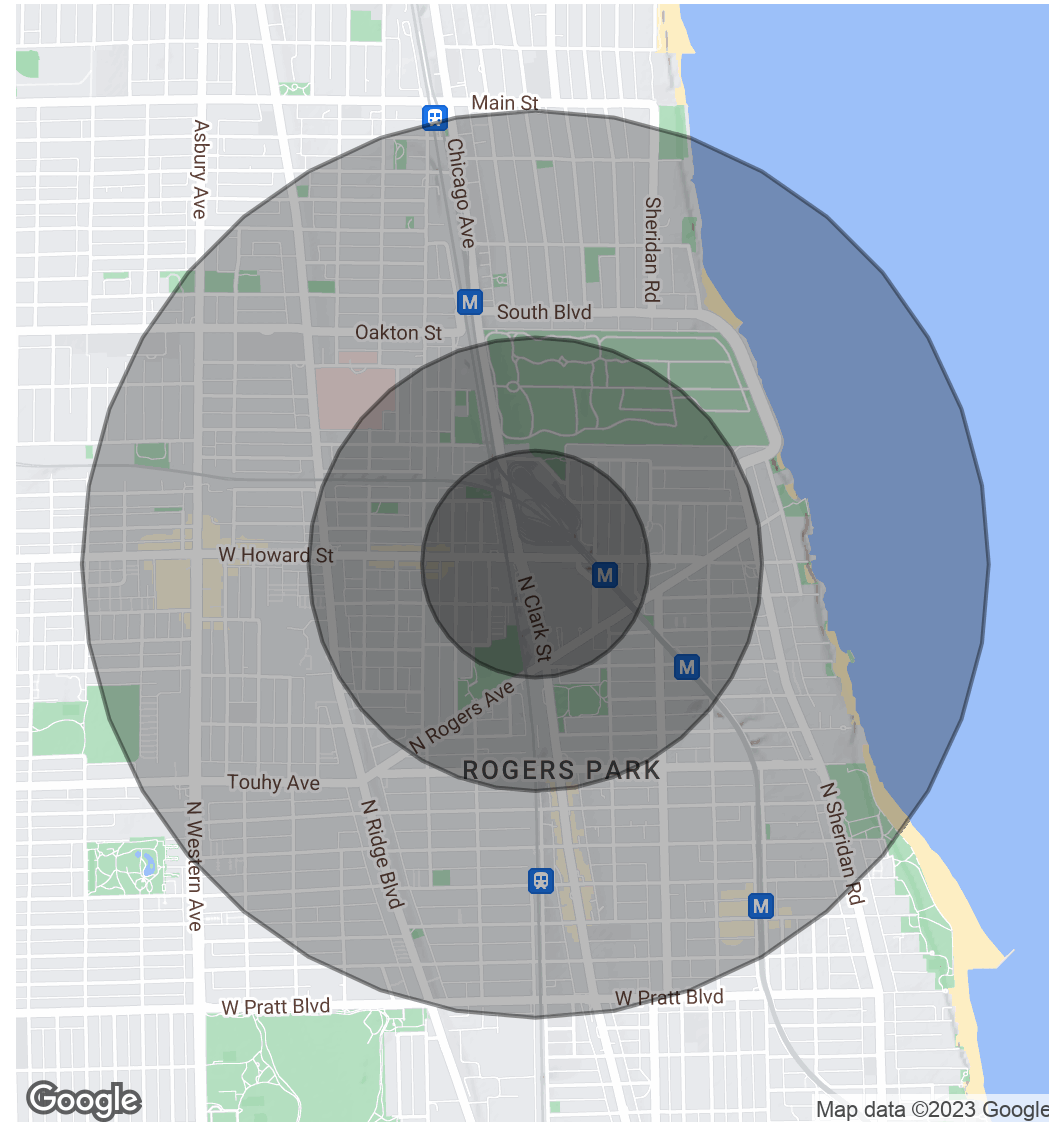


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6,323	21,844	61,219
Average Age	36.0	37.6	38.1
Average Age (Male)	35.4	37.7	37.7
Average Age (Female)	35.5	37.4	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,679	9,890	28,947
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$52,048	\$63,763	\$74,356
Average House Value	\$264,240	\$244,791	\$269,568

* Demographic data derived from 2020 ACS - US Census



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STEVE CIOROMSKI

Vice President - Troy Companies

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Direct: 773.792.3000 x302 | **Cell:** 847.612.8716

PROFESSIONAL BACKGROUND

After two years of focusing on real estate valuation at a behemoth commercial firm, Stephen Cioromski (Broker) joined the business his grandfather started. He first interviewed with several large competitors, but was drawn to the power of Troys connections (we get deals done fast) and the decades of experience the company parlays into every clients needs. It's also a kick to work in the same office I played in as a kid, using my grandmothers desk.

EDUCATION

Stephen graduated from DePaul University with a major in Real Estate.

MEMBERSHIPS

CARR, MLS, Costar

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