



# For Lease



## 79th Street Corridor

5635 WEST 79TH STREET, BURBANK, IL 60459

**PRESENTED BY:**

**DIONE DURHAM**

O: 847.464.8467

dione.durham@svn.com

**PAUL CAWTHON**

O: 312.676.1878

paul.cawthon@svn.com

**ANGELO LABRIOLA**

O: 312.676.1870

angelo.labriola@svn.com

## PROPERTY SUMMARY

### 79TH STREET CORRIDOR

5635 WEST 79TH STREET  
BURBANK, IL 60459

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,100 SF
<b>AVAILABLE SF:</b>	1,920 SF
<b>LOT SIZE:</b>	3,123 SF



## PROPERTY SUMMARY

Well-appointed 1,920 SF office suite available for lease, offering a functional layout suitable for professional, medical, or service-based office users. The space includes dedicated additional storage along with full basement access — a rare amenity that provides meaningful flexibility for inventory, file storage, or operational support without consuming primary office square footage. Ideal for professional services, insurance, accounting, or any office user seeking a well-configured suite with built-in storage capacity. Dedicated Signage for business use.

## PROPERTY HIGHLIGHTS

- Rare combination of office, storage, and basement in a single suite
- Functional layout minimizes tenant buildout requirements
- Professional environment suitable for client-facing businesses
- Operational flexibility for inventory, records, or equipment storage
- Strong fit for owner-operators and small practices



**Burbank Commercial  
Corridor**



**Functional Layout**

PROPERTY PHOTOS- IMAGES HAVE BEEN EDITED



ADDITIONAL PHOTOS - IMAGES HAVE BEEN EDITED



## LOCATION DESCRIPTION

5635 W 79th Street is strategically positioned along the highly trafficked 79th Street commercial corridor in Burbank, a dense and established southwest suburban market approximately 12 miles from Downtown Chicago. The property benefits from strong daily vehicle counts along 79th Street, one of the area's primary east-west thoroughfares, providing excellent visibility and accessibility for both retail and residential tenants. The surrounding trade area is characterized by stable residential density, national and regional retailers, neighborhood service businesses, and convenient access to major shopping destinations. The corridor supports consistent foot traffic driven by nearby schools, parks, and established residential neighborhoods, creating a durable tenant base for mixed-use assets. From a connectivity standpoint, the property offers convenient access to key regional transportation routes, including Interstate 294 and Interstate 55, allowing efficient travel throughout the greater Chicagoland area. The site is also proximate to Chicago Midway International Airport, enhancing its logistical appeal for service-oriented and neighborhood retail tenants. Public transportation options along Cicero Avenue and 79th Street further strengthen accessibility for residents and employees. Overall, the location combines strong suburban demographics, established retail infrastructure, and regional transportation access—providing investors with a well-located mixed-use asset in a proven, high-visibility corridor.



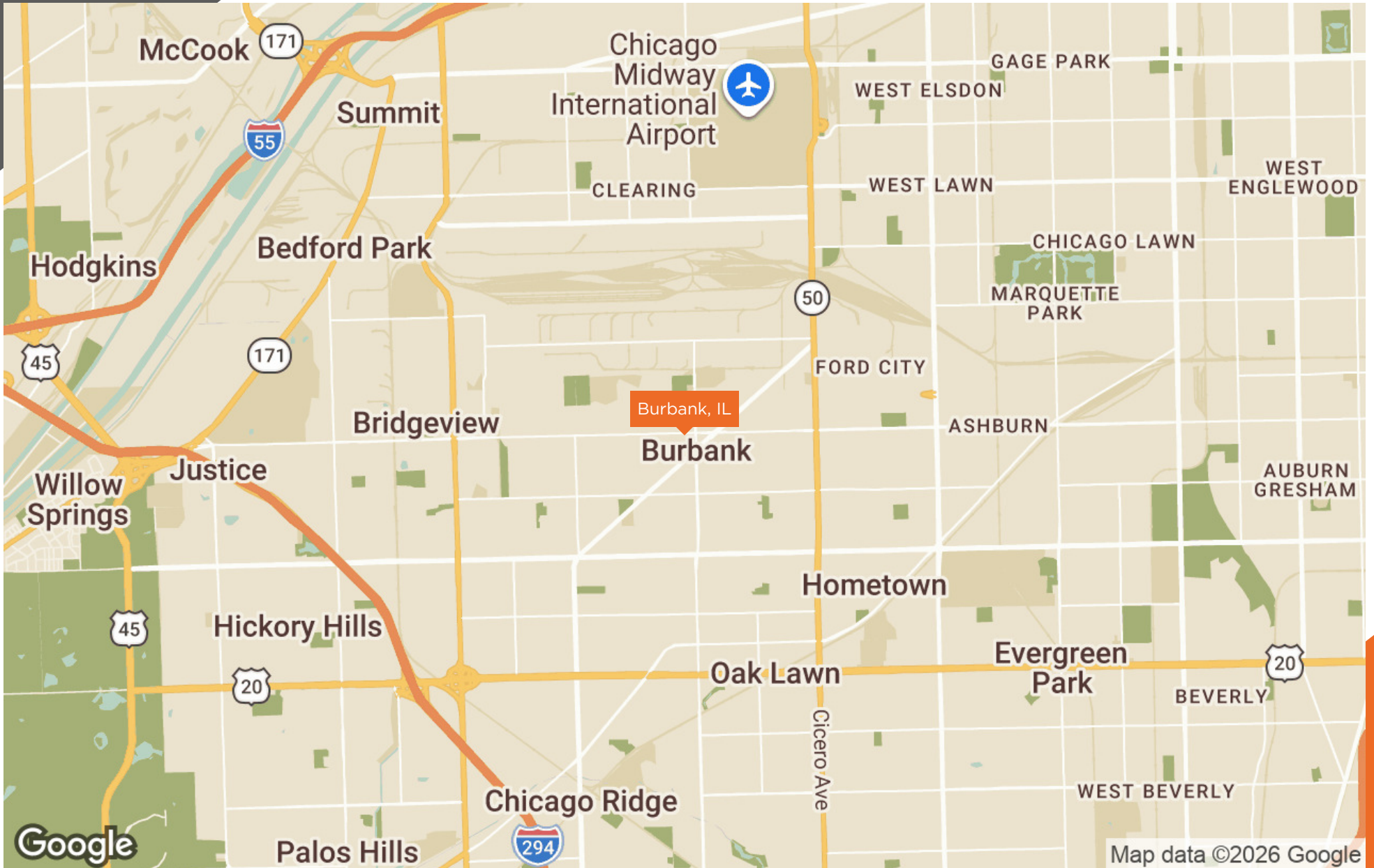
# 5635

## W 79TH STREET

---

### BURBANK, IL

# REGIONAL MAP



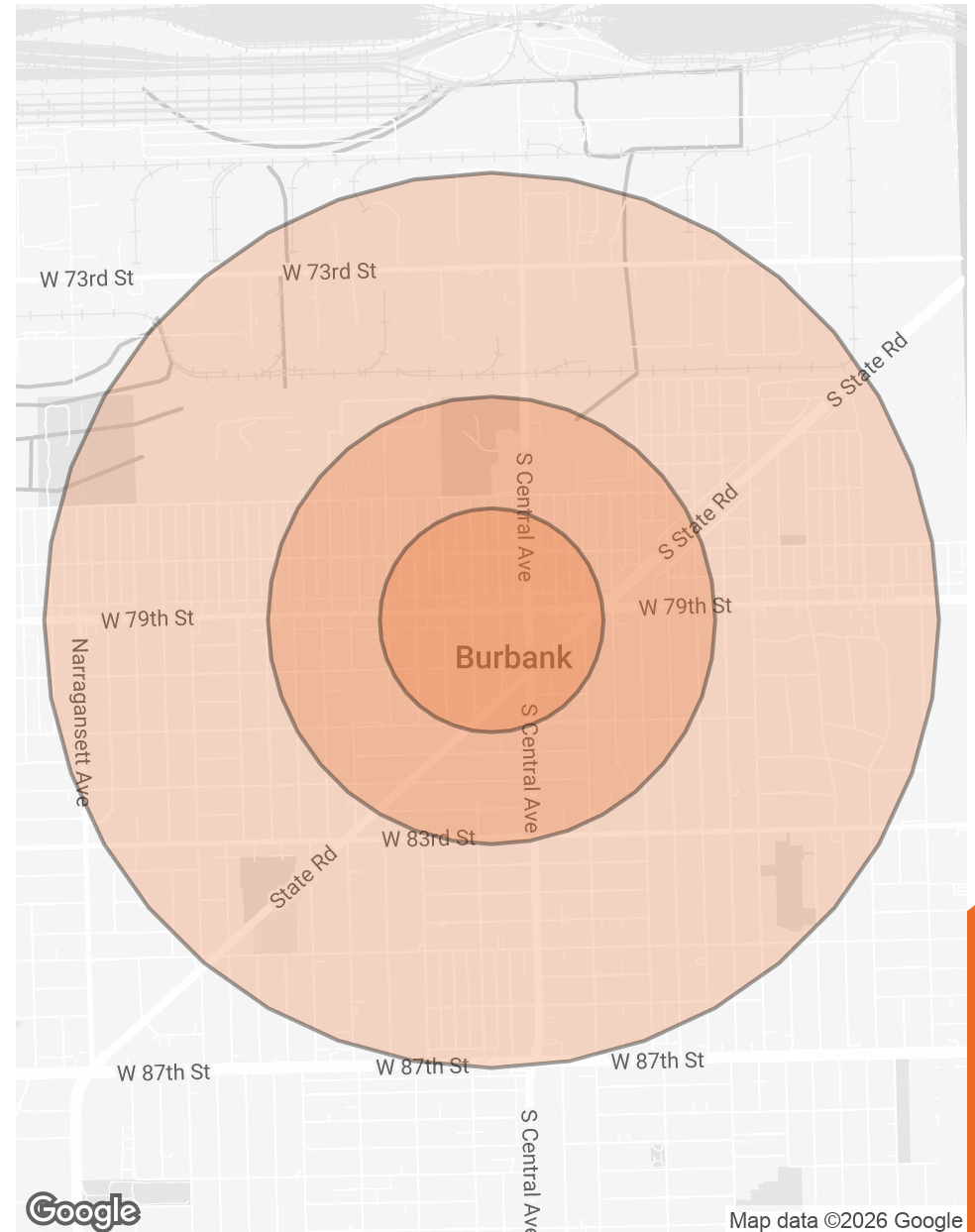
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,307	6,700	18,378
AVERAGE AGE	32.0	34.7	38.1
AVERAGE AGE (MALE)	30.1	32.4	36.4
AVERAGE AGE (FEMALE)	35.5	37.2	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	673	2,037	5,848
# OF PERSONS PER HH	3.4	3.3	3.1
AVERAGE HH INCOME	\$100,022	\$112,830	\$113,378
AVERAGE HOUSE VALUE	\$269,708	\$282,135	\$277,091

2023 American Community Survey (ACS)



# MEET THE TEAM



**Dione Durham**

O: 847.464.8467  
dione.durham@svn.com



**Paul Cawthon**

O: 312.676.1878  
paul.cawthon@svn.com



**Angelo Labriola**

O: 312.676.1870  
angelo.labriola@svn.com

# 5635

## W 79TH STREET, BURBANK

### DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

940 WEST ADAMS STREET,  
SUITE 200  
CHICAGO, IL 60607



[HTTP:SVNCHICAGO.COM](http://svnchicago.com)