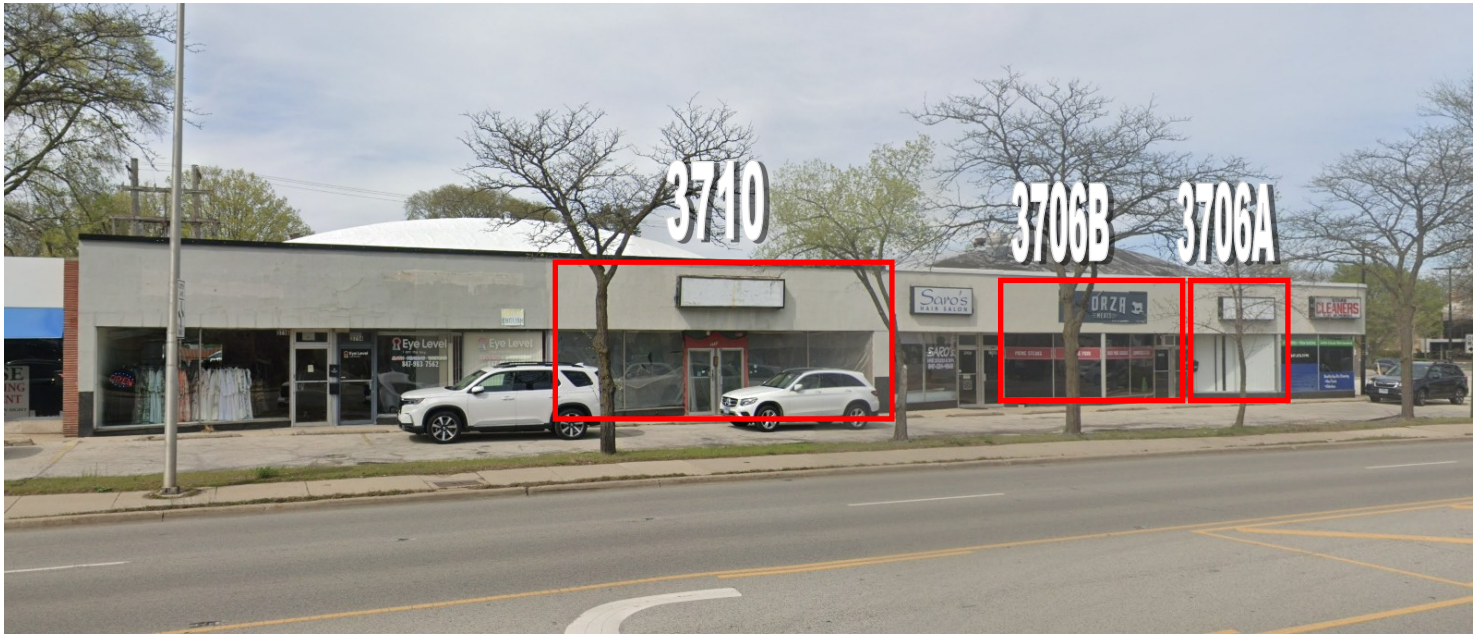


## HIGHLY VISIBLE RETAIL CENTER SPACES FOR LEASE ON BUSY DEMPSTER STREET



Highly visible retail/office spaces available in strip center on high traffic Dempster Street (30,000 Vehicles per Day). Additional parking in front and next door at the Skokie public lot. Pace Bus Stop #250 is right in front. Easy access to highway!

Unit	Size	Rental Rate	Note
3706	1,102 SF	\$26.50 PSF, Modified Gross	Currently built out as office with multiple private offices and waiting/reception area.
3706B	2,216 SF	\$26.50 PSF, Modified Gross	Retail space for lease. Currently a butcher/deli shop.
3710	2,535 SF	\$26.50 PSF, Modified Gross	Former restaurant space.



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PHONE: 773-736-3600

# STRAUSS

REALTY, LTD.

3704-16 DEMPSTER ST.  
SKOKIE, IL 60076

## MAP VIEWS



**Traffic Count: 30,000 VPD**



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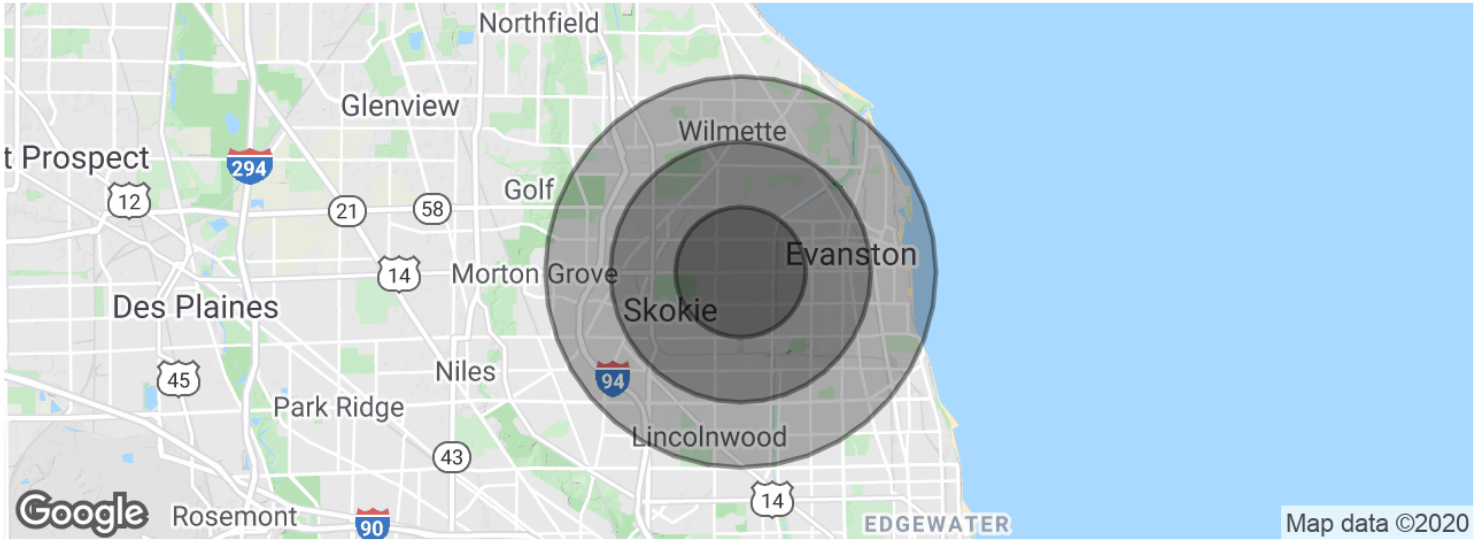
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## DEMOGRAPHICS



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	20,793	97,369	229,326
Median Age	43.2	42.7	40.9

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	6,520	35,469	86,362
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$135,004	\$116,359	\$116,783
Median Household Income	\$110,175	\$84,467	\$84,723

*\*Demographic data derived from 2020 US Census*



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