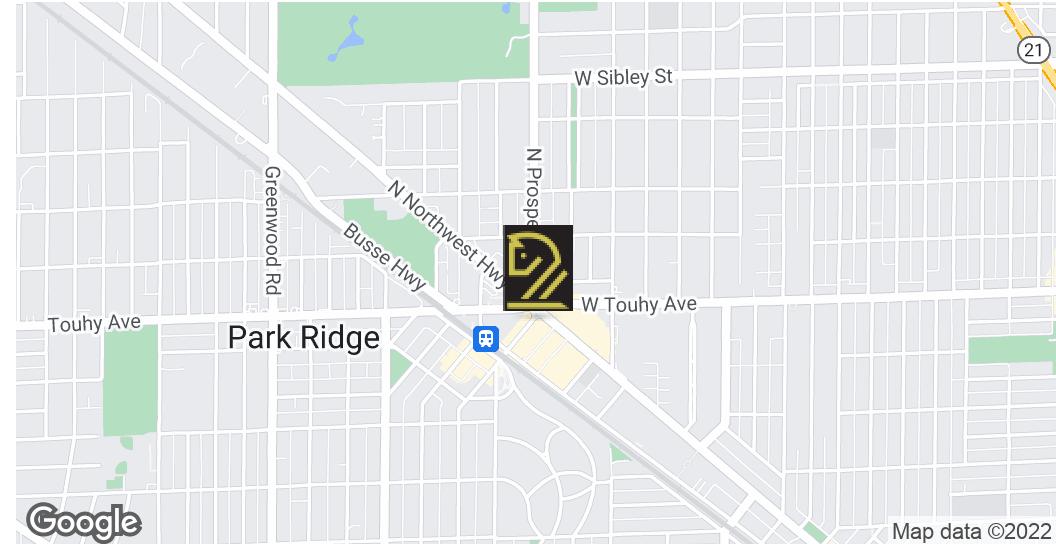


PICKWICK THEATER - TWO-STORY REAR BUILDING

5 SOUTH PROSPECT, PARK RIDGE, IL 60068



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OFFERING SUMMARY

Lease Rate:	Subject to Offer
Building Size:	41,819 SF
Available SF:	8,400 SF
Lot Size:	37,610 SF
Number of Units:	1
Year Built:	1928
Renovated:	2017
Zoning:	B-4
Market:	Northwest Side Chicagoland
Submarket:	Uptown Park Ridge

PROPERTY OVERVIEW

Troy Realty is honored to represent a portion of the iconic Pickwick Theater available for lease. The main theater is NOT AVAILABLE, only the rear building (two floors). This prime space is going to be available in the bustling Downtown Park Ridge location. This rare opportunity presents a chance to open your dream retail/office or any other concept you might be envisioning. This highly sought after, uptown Park Ridge location has tremendous foot and street traffic while located in the heart of the quaint shopping/dining district. Street Parking and a lot in back available for plenty of parking. This is truly a once in a lifetime opportunity.

LOCATION OVERVIEW

Bustling Downtown Park Ridge location. Attached to the rear of the historic Pickwick Theatre Building. Highly sought after foot and street traffic location in a quaint shopping/dining district.

The main entrance for the building is located off of the alley that runs behind the Pickwick Main theater. The alley connects Touhy & Northwest Hwy.

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Rear building - West Elevation



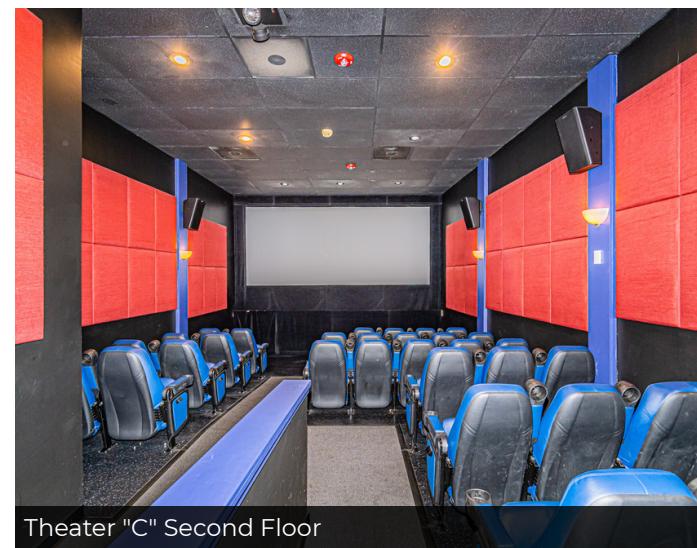
Main Entrance



Theater "A" - First Floor



First Floor Concessions



Theater "C" Second Floor

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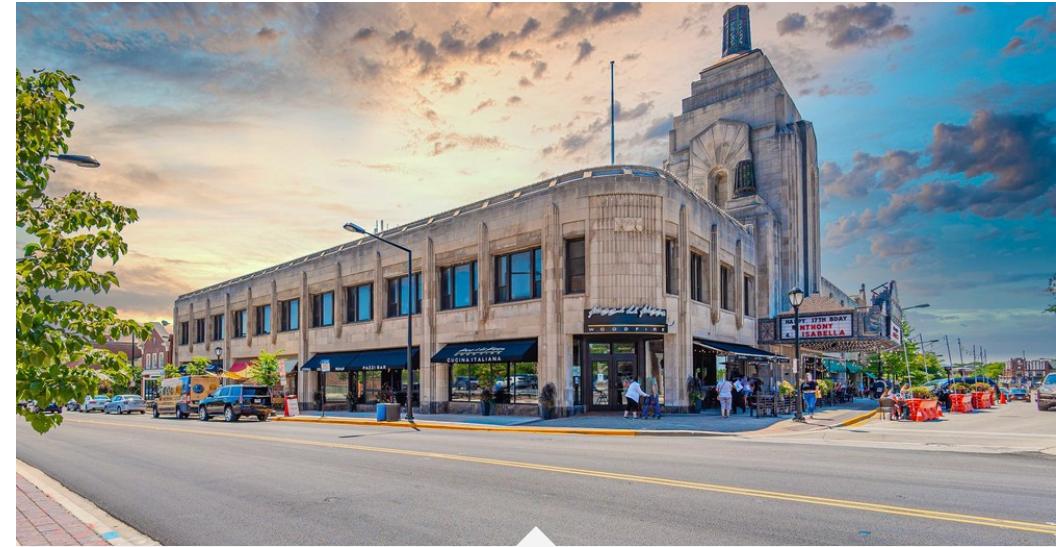
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Building Name	Pickwick Theater - Two-story Rear Building
Property Type	Existing two story movie theater building
Property Subtype	Street Retail
APN	09-35-206-001
Building Size	41,819 SF
Lot Size	37,610 SF
Year Built	1928
Year Last Renovated	2017
Number of Floors	2
Construction Status	Existing
Roof	Bow truss

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This highly sought after, uptown Park Ridge location has tremendous foot and street traffic while located in the heart of the quaint shopping/dining district. Street Parking and a lot in back available for plenty of parking. This is truly a once in a lifetime opportunity.



- **Rear Building ONLY**
- Beautiful Landmark Building
- Most popular stoplight intersection within Park Ridge
- Ample parking available also grandfathered in to accommodate nearly any use
- Ample storage space available (full basement) not included in the rentable square footage size.
- Signage available
- Unique leasing opportunity. Bring your creative vision and the possibilities would be endless

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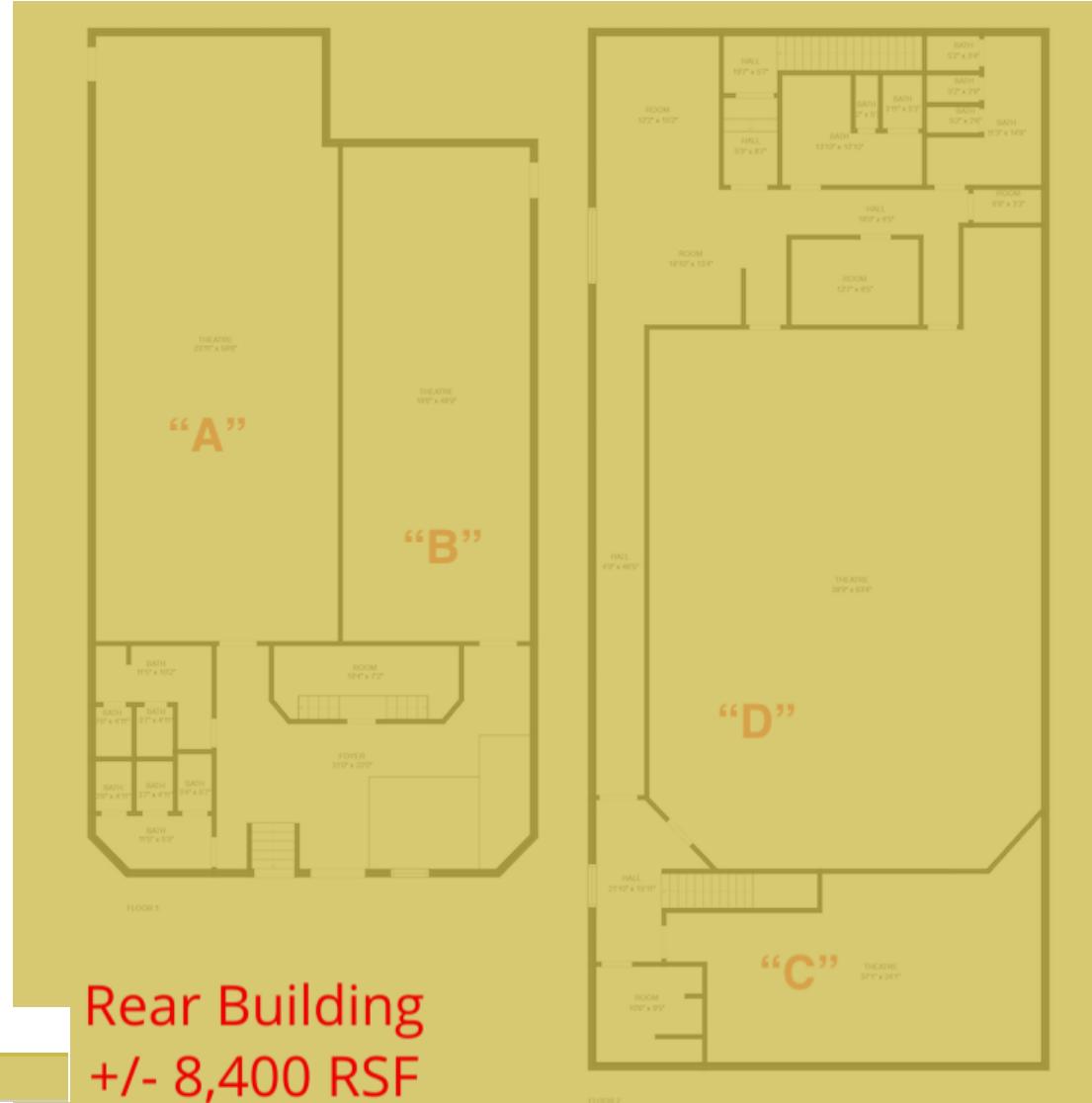
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LEGEND

Available

Rear Building
+/- 8,400 RSF

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LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	8,400 SF	Lease Rate:	Subject to Offer

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Rear Building	Available	8,400 SF	Modified Net	Subject to Offer	The rear building of the Pickwick Theater is composed of two floors. The building is currently built out consisting of four individual theaters. Prior to becoming the theaters they are now, the building was previously a bowling alley on the second floor and the Pioneer Press offices on the first floor. We hope you bring your creative concepts to bring a new business in this once in a lifetime location & building. A 2800 SF basement would also be included as additional storage space (not included in the 8400 sf size)

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FOR LEASE

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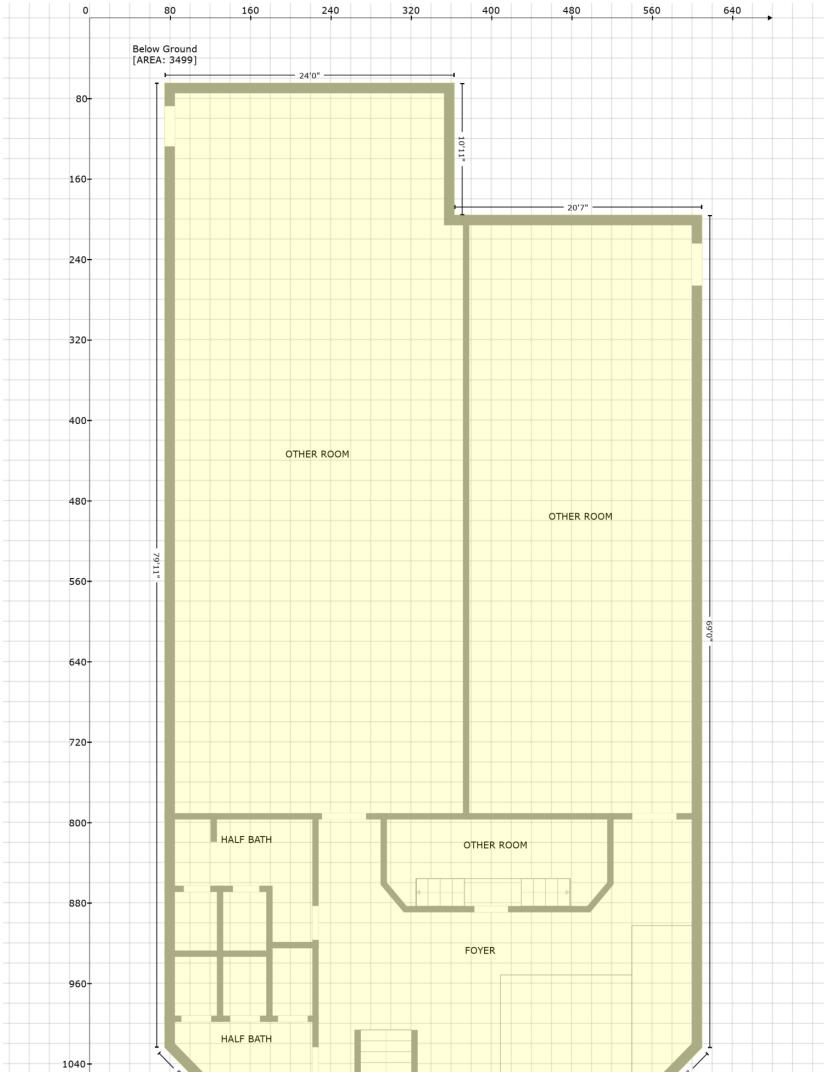
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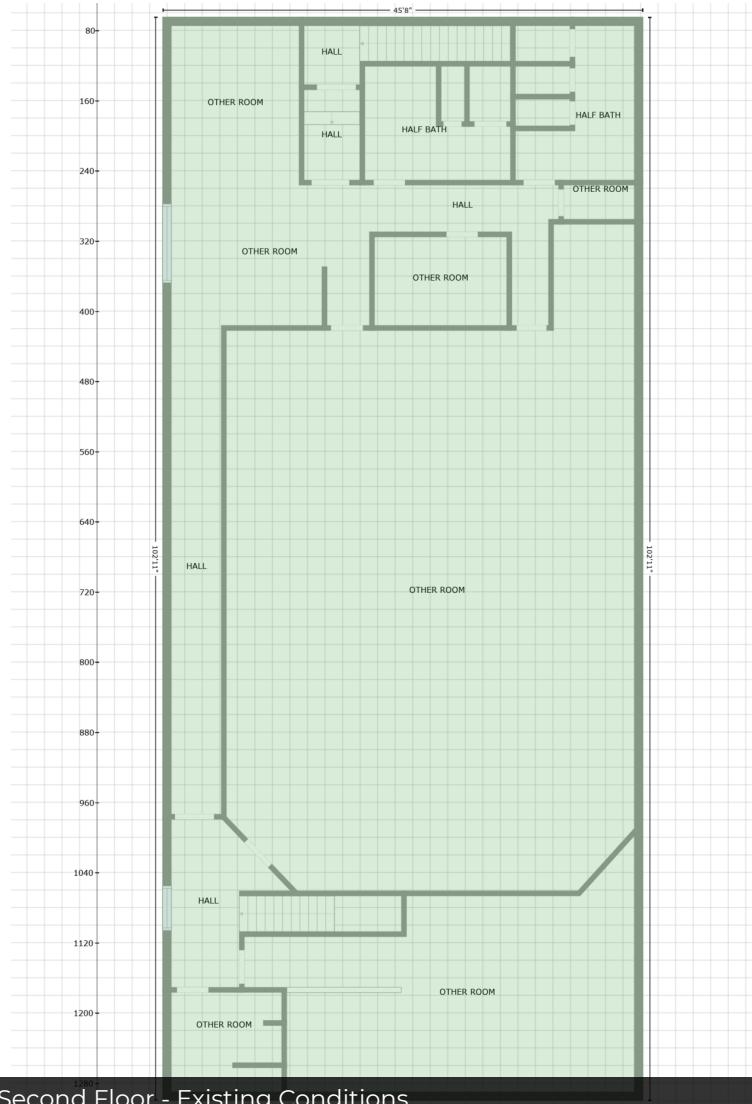
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First Floor - Existing Conditions



1280+ Second Floor - Existing Conditions

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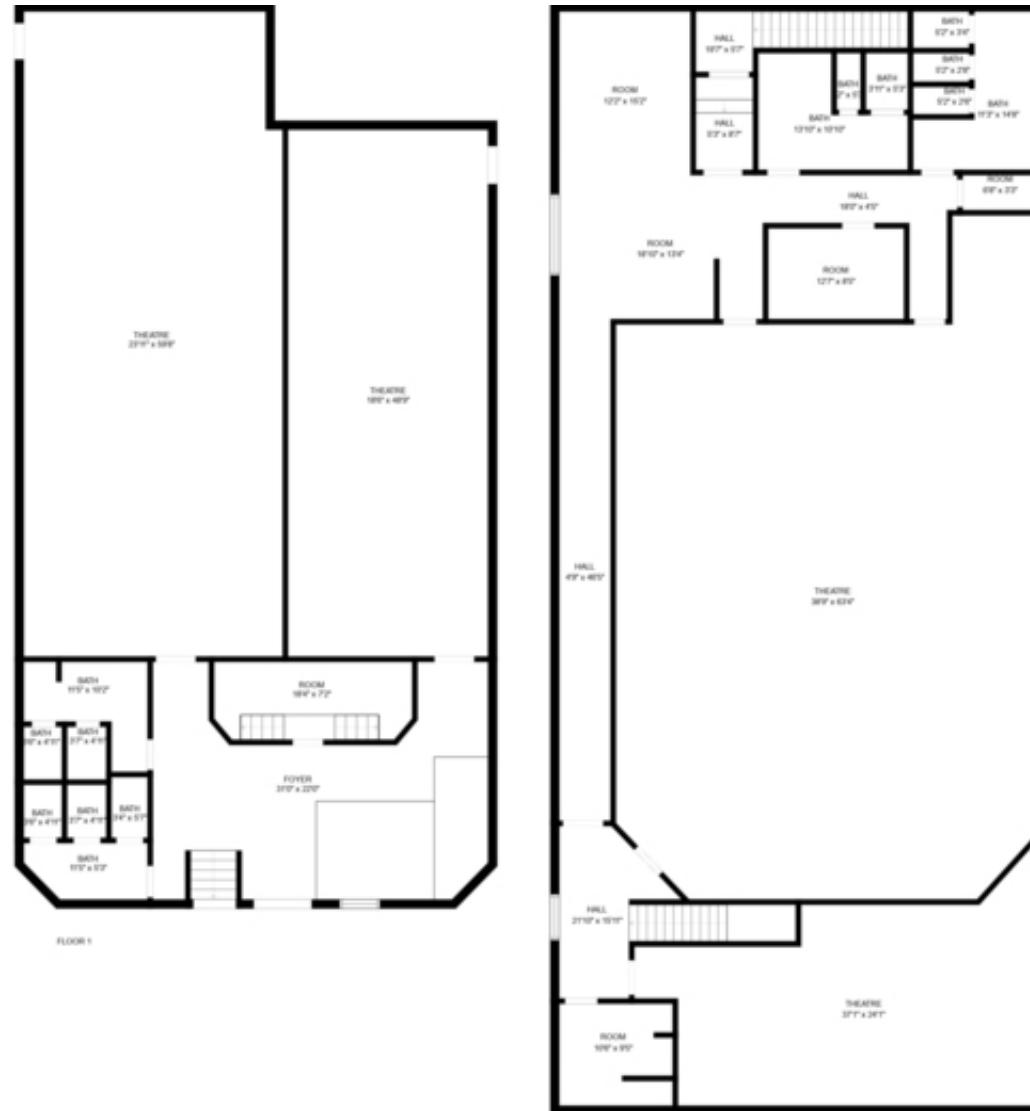
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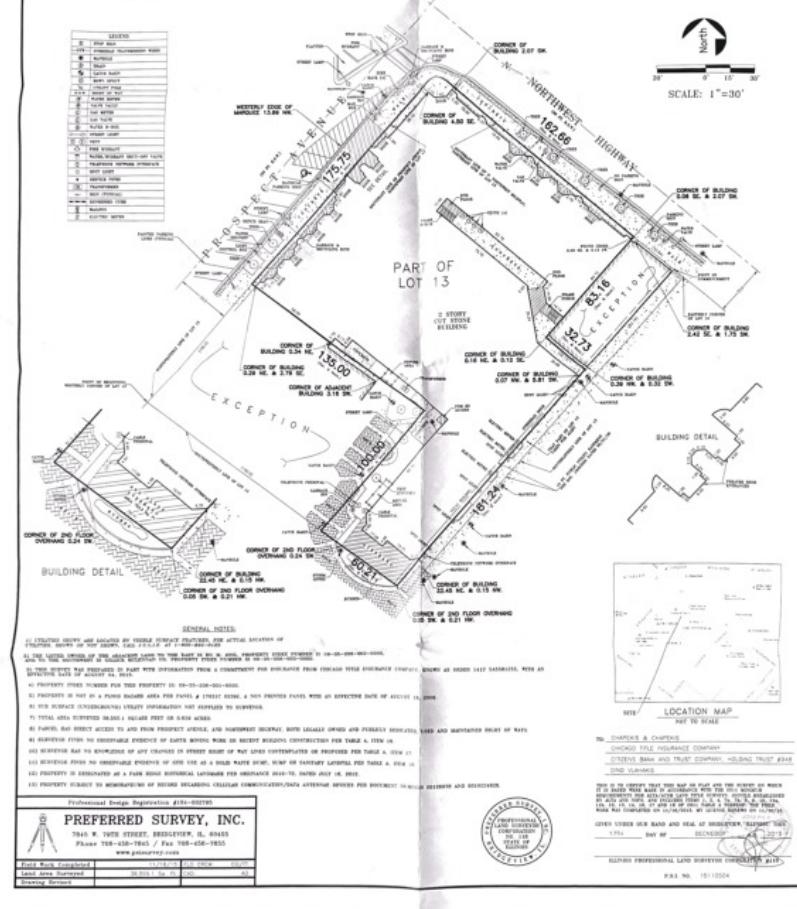


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ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

ADDRESS: 3 S. PROSPECT AVENUE, PARK RIDGE, ILLINOIS



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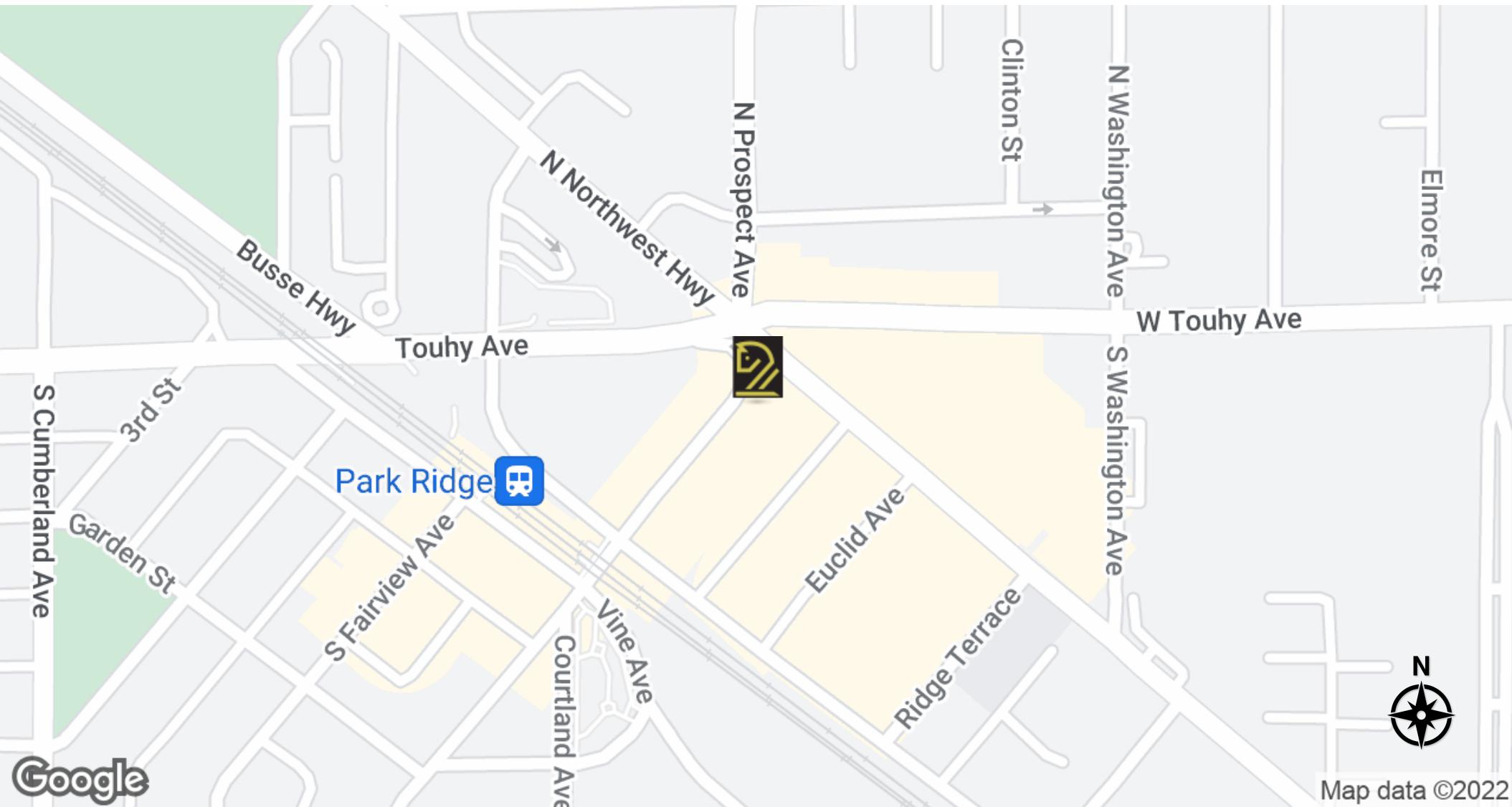
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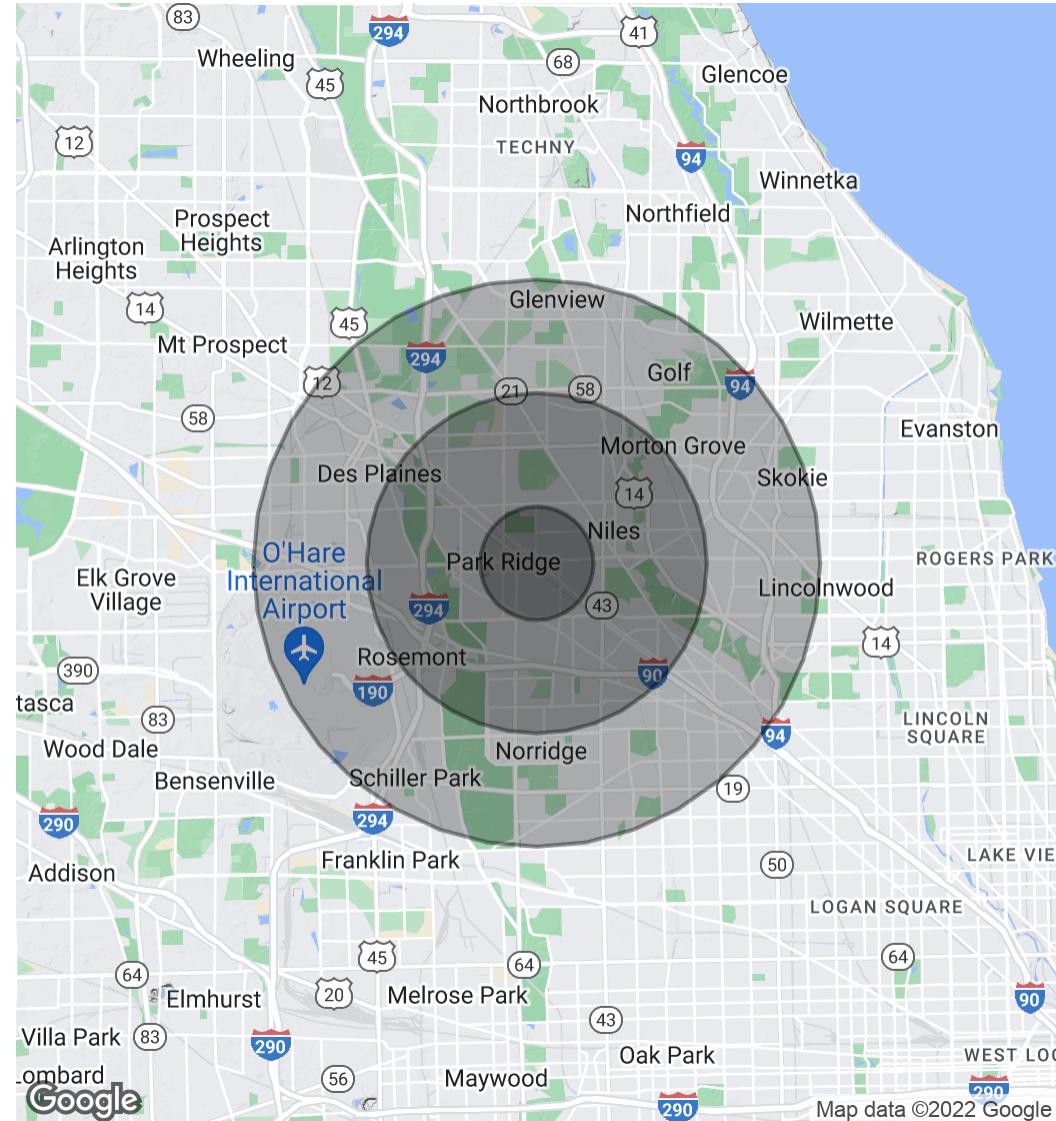


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,299	169,407	427,892
Average Age	42.8	43.3	42.2
Average Age (Male)	42.0	41.2	39.9
Average Age (Female)	43.3	44.7	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,164	66,002	164,536
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$125,968	\$86,355	\$79,921
Average House Value	\$529,784	\$380,145	\$362,922

* Demographic data derived from 2010 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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