



LEASE

Office and Retail in Downtown Lansing

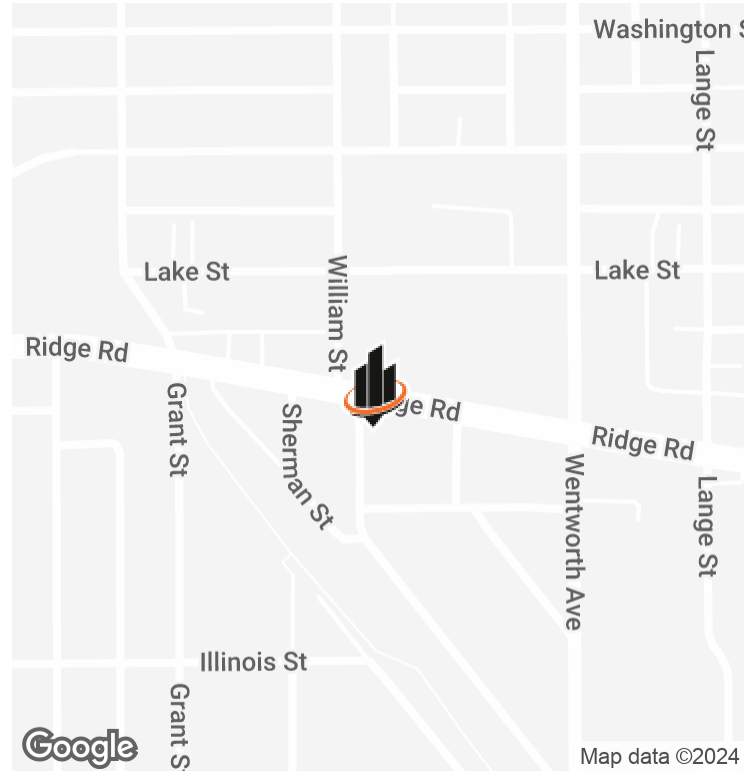
**3513-3517 RIDGE ROAD AND 18241-18259
WEST STREET**
Lansing, IL 60438

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Retail \$20.00/SF NNN Office \$1,600.00 per month (MG)
NUMBER OF UNITS:	16
NUMBER OF UNITS AVAILABLE:	2
AVAILABLE SF:	+/- 900 SF Office +/- 1,300 SF Retail
LOT SIZE:	0.51 Acres
BUILDING SIZE:	15,961 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 3513-3517 Ridge Road and 18241-18259 West Street in Lansing, IL. This multi-tenant retail, office, and warehouse property is located in the heart of downtown Lansing along Ridge Road (historical Main Street) with high visibility and easy access, the property has side and rear ample parking. 2 Units are available for lease +/-150 SF or +/-900 SF. Join Subway, Universal Martial Arts, Norm's Military, Universal Cleaning, The Pet Set and more.

PROPERTY HIGHLIGHTS

- ± 900 SF Office or +/- 1,300 SF Retail Suites
- Open Concept | Window Exposure
- Along Ridge Road and West Street
- Off-street parking at side and rear

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG; NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	900 - 1,300 SF	LEASE RATE:	\$1,600.00 - \$2,166.67 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 205	Available	900 SF	Modified Gross	\$1,600 per month	Open Concept Windows Multiple Configurations Possible
3515	Available	1,300 SF	NNN	\$20.00 SF/yr	+/- 1,300 SF Retail on Ridge Rd Open Concept Office Lower Level

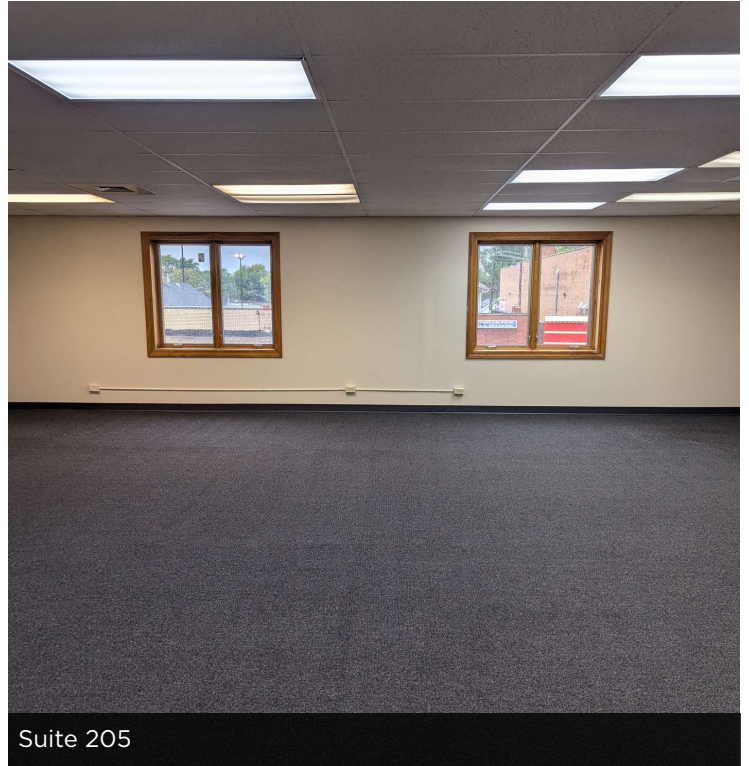
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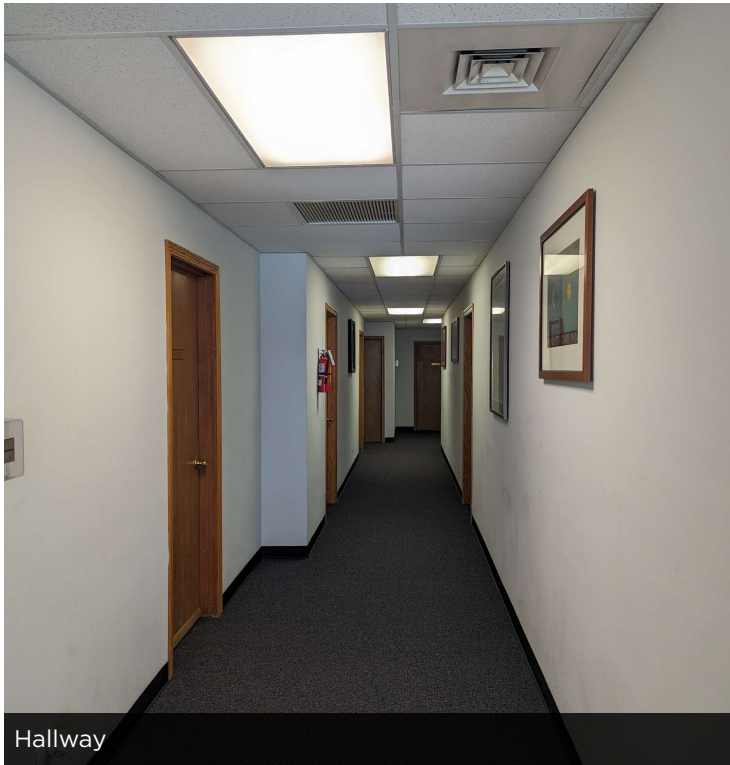
OFFICE SUITE PHOTOS



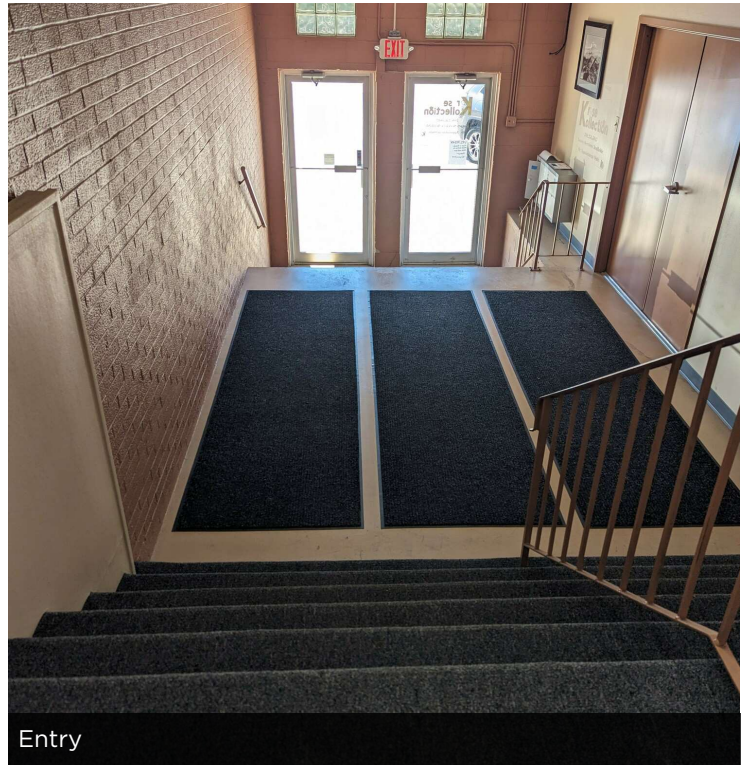
Suite 205



Suite 205



Hallway



Entry

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ADDITIONAL PHOTOS



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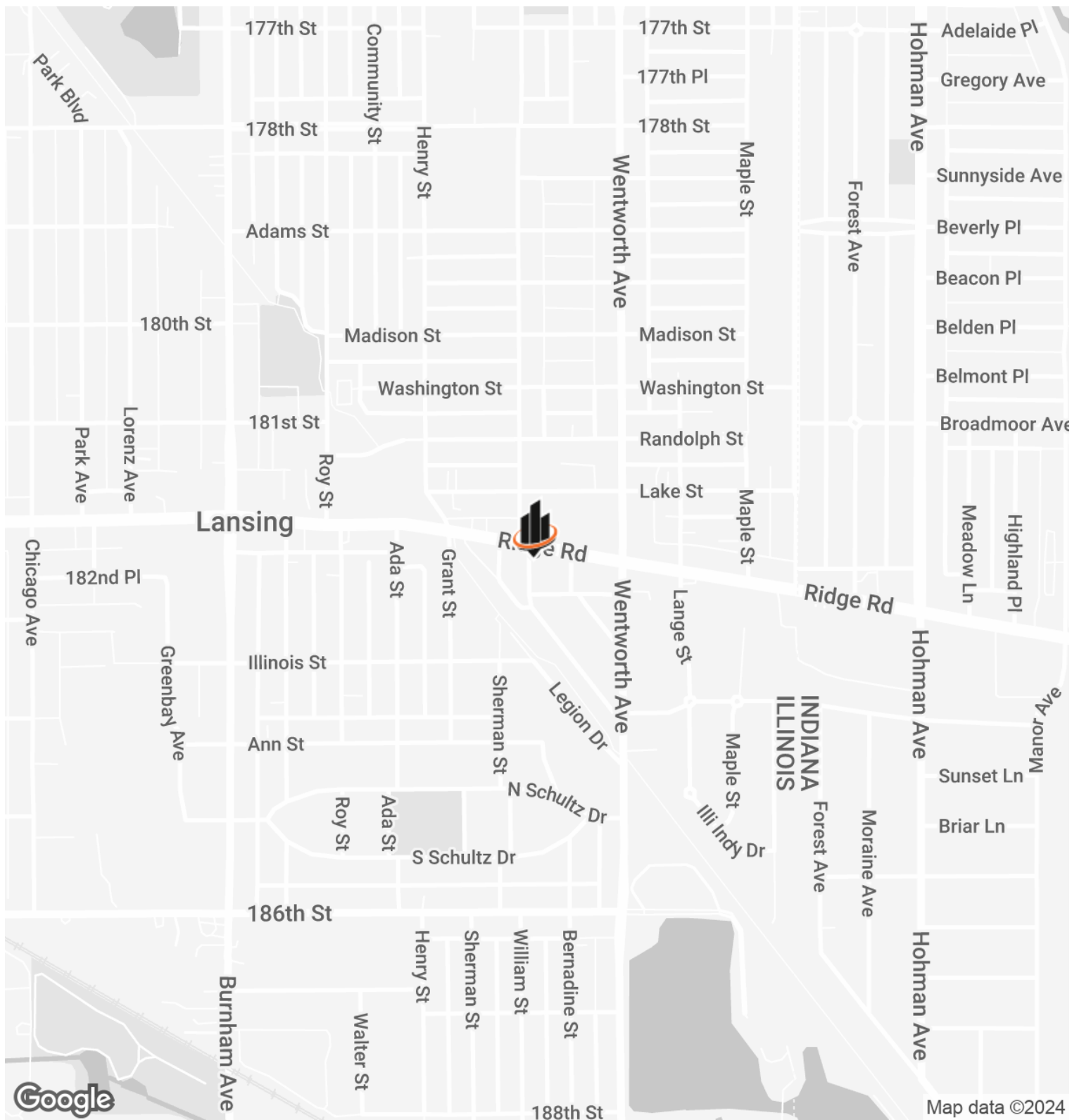
AREA AERIAL



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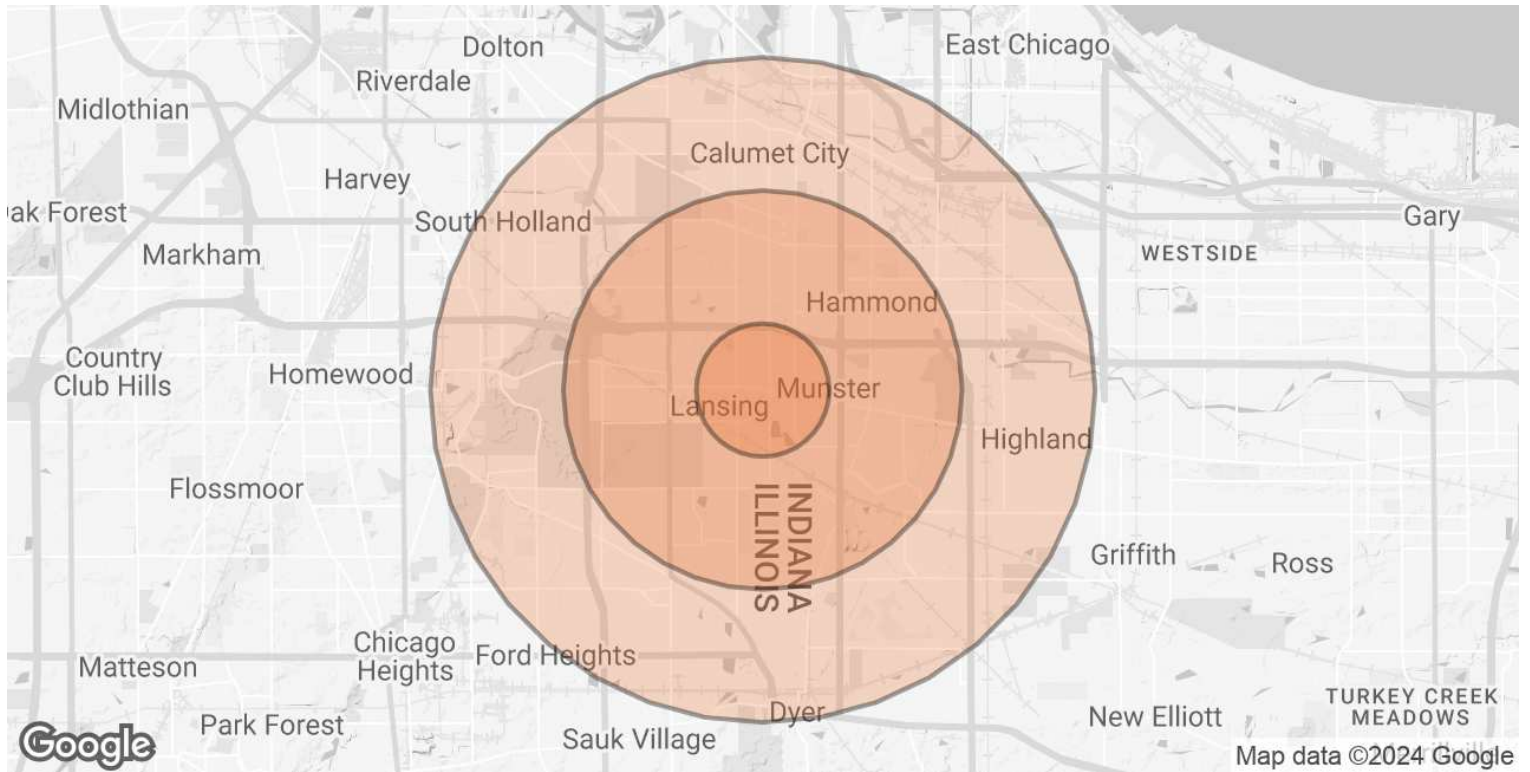
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,380	92,119	231,204
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,492	35,636	90,065
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$92,584	\$90,826	\$84,807
AVERAGE HOUSE VALUE	\$219,944	\$230,906	\$216,915

Demographics data derived from AlphaMap

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