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RETAIL FOR LEASE

INQUIRE FOR PRICING

6000 W. Dempster Street, Morton Grove, Illinois



Robert Jay Friedman
Vice President, Sales & Leasing
312.810.7203
rjfsite@jameson.com

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LEASE OVERVIEW

LEASE PRICE: INQUIRE FOR PRICING

LOT SIZE: 29,491 SF

BUILDING SIZE: 4,400 SF

YEAR BUILT: 1988

ZONING: C-1

MARKET: Suburban

CROSS STREETS: Dempster and Austin

AREA TENANTS

- Walgreens
- Giordano's Pizza
- Amazon Fresh Grocery
- LA Fitness

PROPERTY DESCRIPTION

Former restaurant space can be adapted for any retail or office use.

PROPERTY HIGHLIGHTS

- Endcap
- 4,400 sf column free

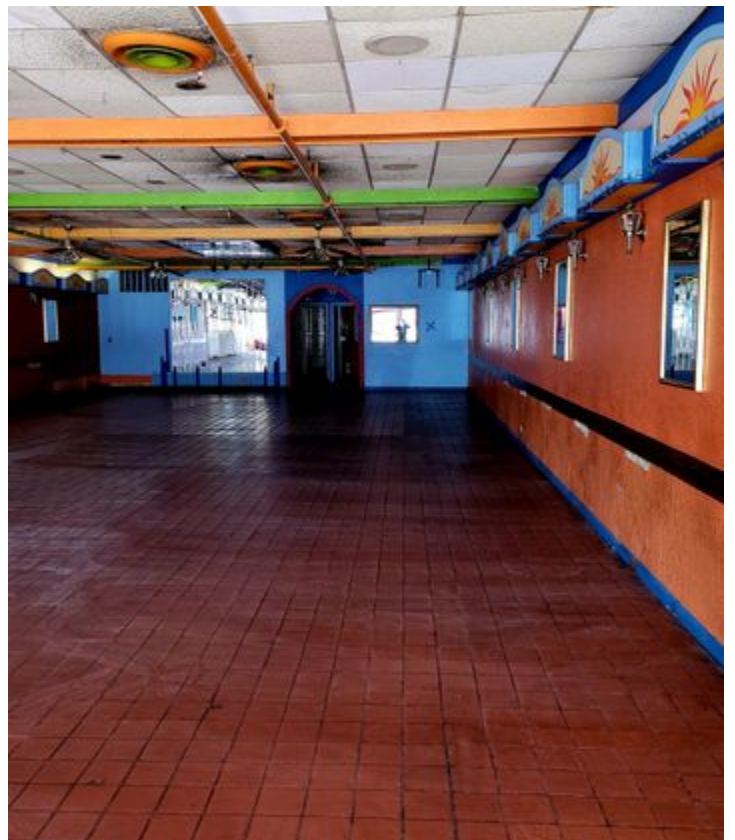
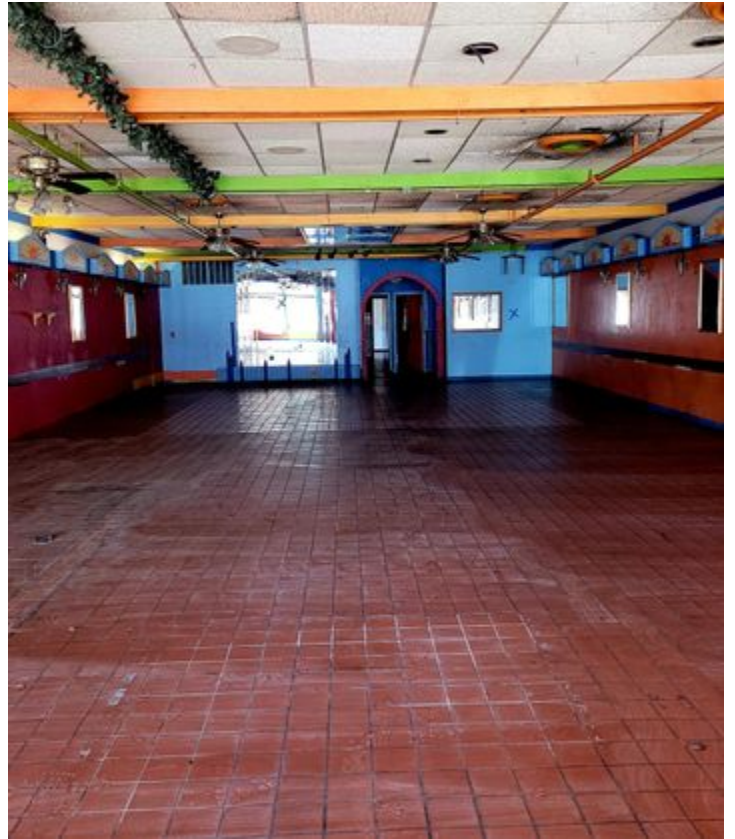
AREA AND TRANSPORTATION HIGHLIGHTS

- Just off the Eden's (94) Expressway
- Heavily traveled artery between 94 and 294 Tollway
- Near local and regional shopping districts ie; Old Orchard Mall
- Free parking spaces
- Signalized Intersection
- Pylon signage

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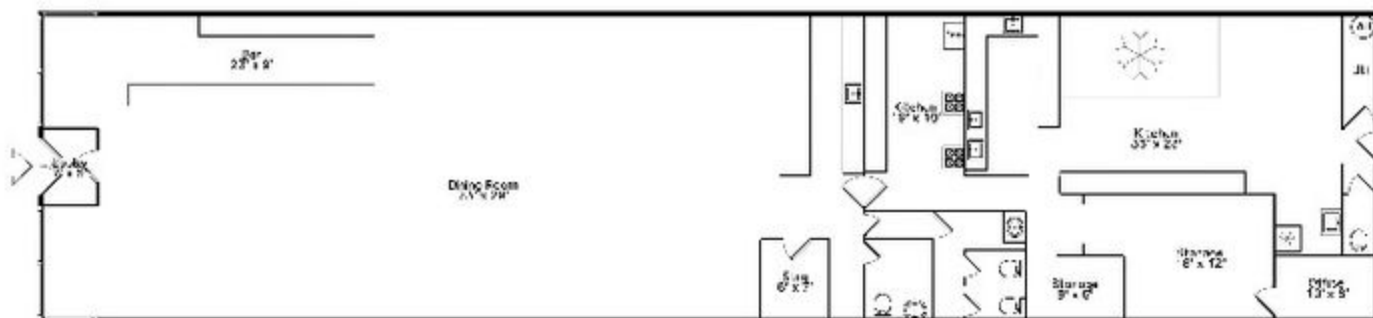
PROPERTY PHOTOS

6000 W. Dempster Street, Morton Grove, IL 60053



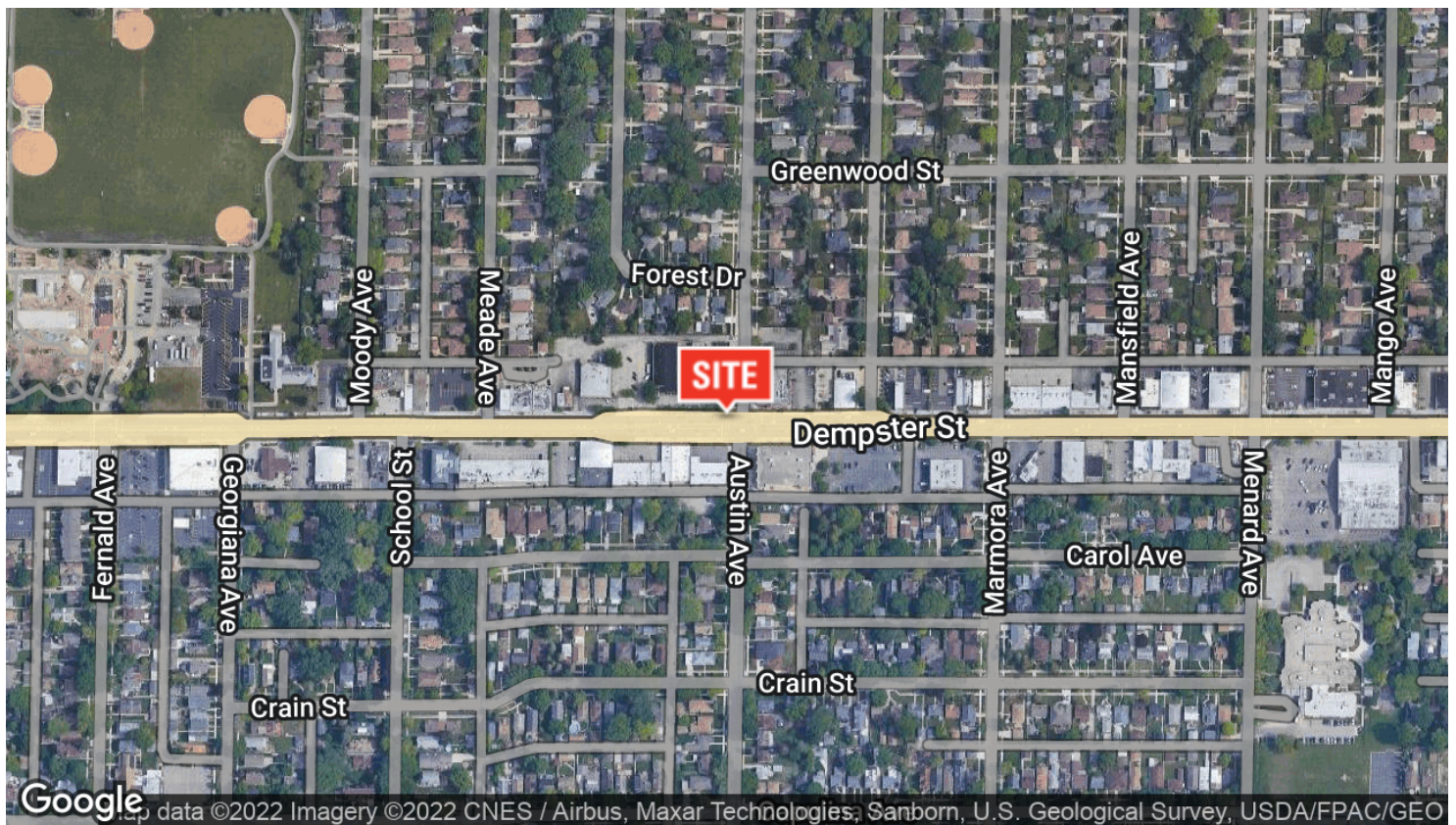
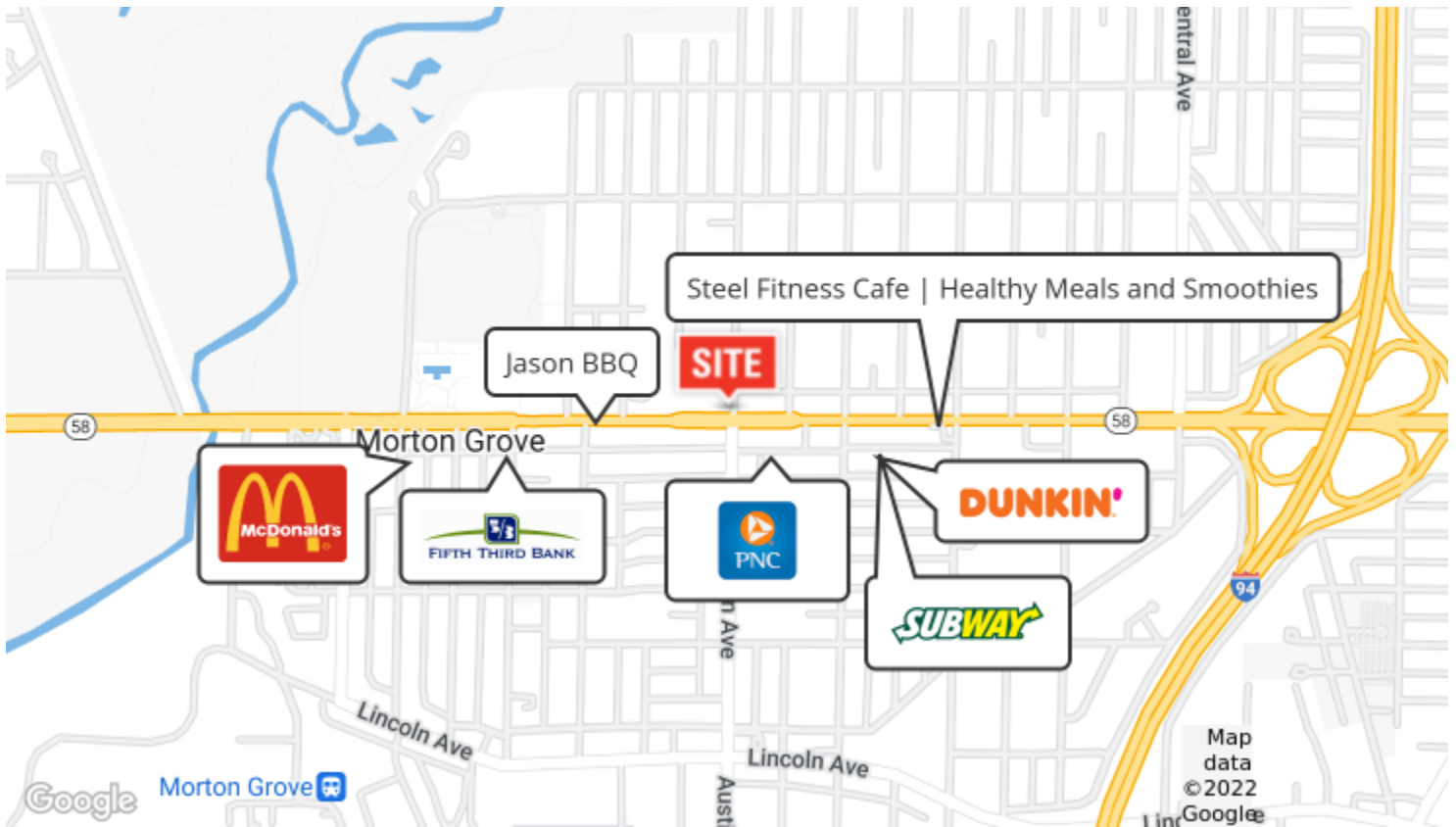
FLOOR PLAN

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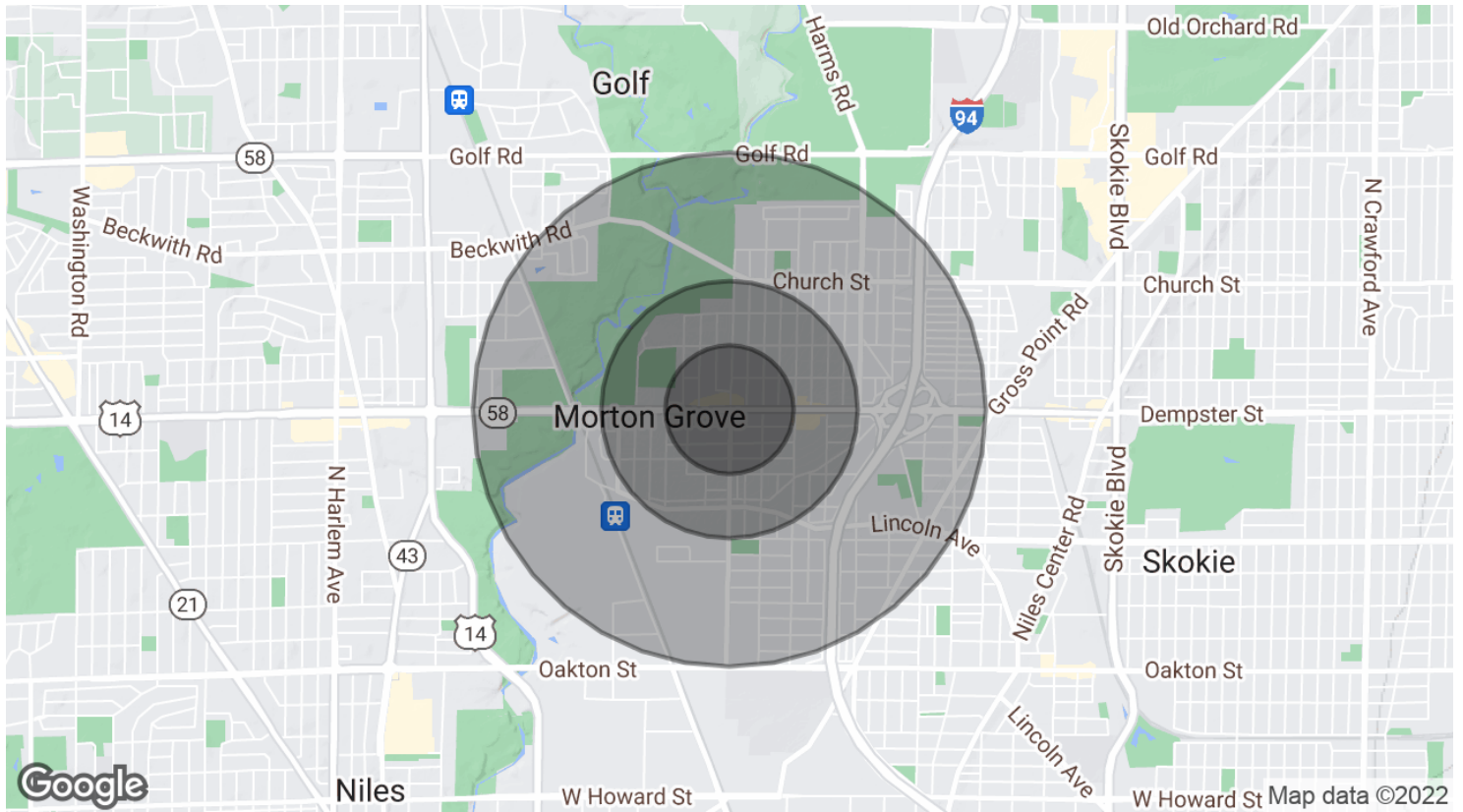
AERIAL & STREET DETAIL

6000 W. Dempster Street, Morton Grove, IL 60053



DEMOGRAPHICS MAP & REPORT

6000 W. Dempster Street, Morton Grove, IL 60053



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,088	4,507	15,548
Average Age	48.1	46.3	46.6
Average Age (Male)	43.6	44.6	47.3
Average Age (Female)	53.0	48.8	46.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	480	1,887	6,436
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$109,844	\$107,375	\$97,630
Average House Value	\$326,926	\$327,777	\$309,681

* Demographic data derived from 2020 ACS - US Census