

FOR LEASE | HEALTH | RETAIL

JAMESON.

2640 DEMPSTER | PARK RIDGE | CVS ANCHORED CENTER >



BRAD BENDERSKY

(P) 312.375.3355

bbendersky@jameson.com

FOR LEASE | HEALTH | RESTAURANT | RETAIL

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2640 DEMPSTER ST. CRYSTAL LANDING SHOPPING CENTER

LEASE OVERVIEW

LEASE PRICE: \$19.50 NNN

CONDITION: Vanilla (Delivered)

ZONING: B-2

SIZE: 4,750 SF (Divisible)

CROSS STREETS: Dempster St. & Potter Rd. [east of 294 exit]

AREA HIGHLIGHTS

- Signalized - NEC
- Densely Populated
- Central Located
- Accessible from I-294 & I-94

AREA TENANTS

- CVS Pharmacy
- Dunkin Donuts
- Wendy's
- Portillo's
- Advocate Lutheran General Hospital
- Home Depot
- Lurvey Garden Center
- Andrew's Restaurant
- Maine East High School

TRANSPORTATION HIGHLIGHTS

- 38,000 + vehicles per day
- Close to I-294 & I-94
- Pace Bus Stop



PROPERTY DESCRIPTION

FOR LEASE Rarely Available 1,800 to 4,750 sq ft STOREFRONT in highly trafficked, CVS anchored, Crystal Landings Shopping Center. Long-standing tenant's in the shopping center and surrounding area with diverse demographics. Excellent opportunity for Health | Fitness | Retail | Services. Across from Maine East High School, Lurvey Garden Center & Wendy's. Two (2) blocks west of Advocate Lutheran General Hospital, Home Depot & Portillo's.

Please call for additional information and showing.

PROPERTY HIGHLIGHTS

- Vanilla (+) Delivered
- Wide Open Area
- High Ceiling Height
- Automatic Sliding Doors
- Kitchen | Black Iron
- Garage Parking - Tenant

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ADDITIONAL PHOTOS

2640 DEMPSTER
PARK RIDGE, IL 60068

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425 West North Avenue | Chicago, IL 60610
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FLOOR PLANS

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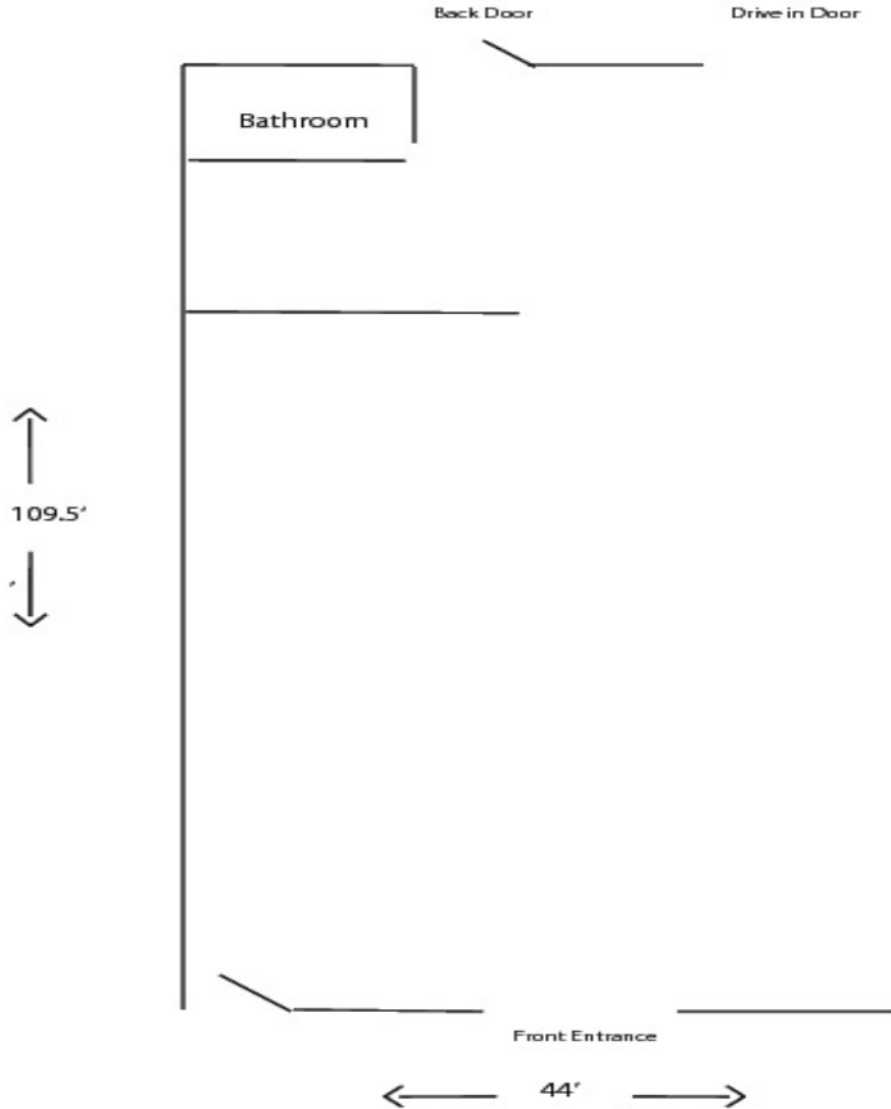
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FLOOR PLAN

2640 Dempster St. Park Ridge

Floor Plan

- 4,800 sf -



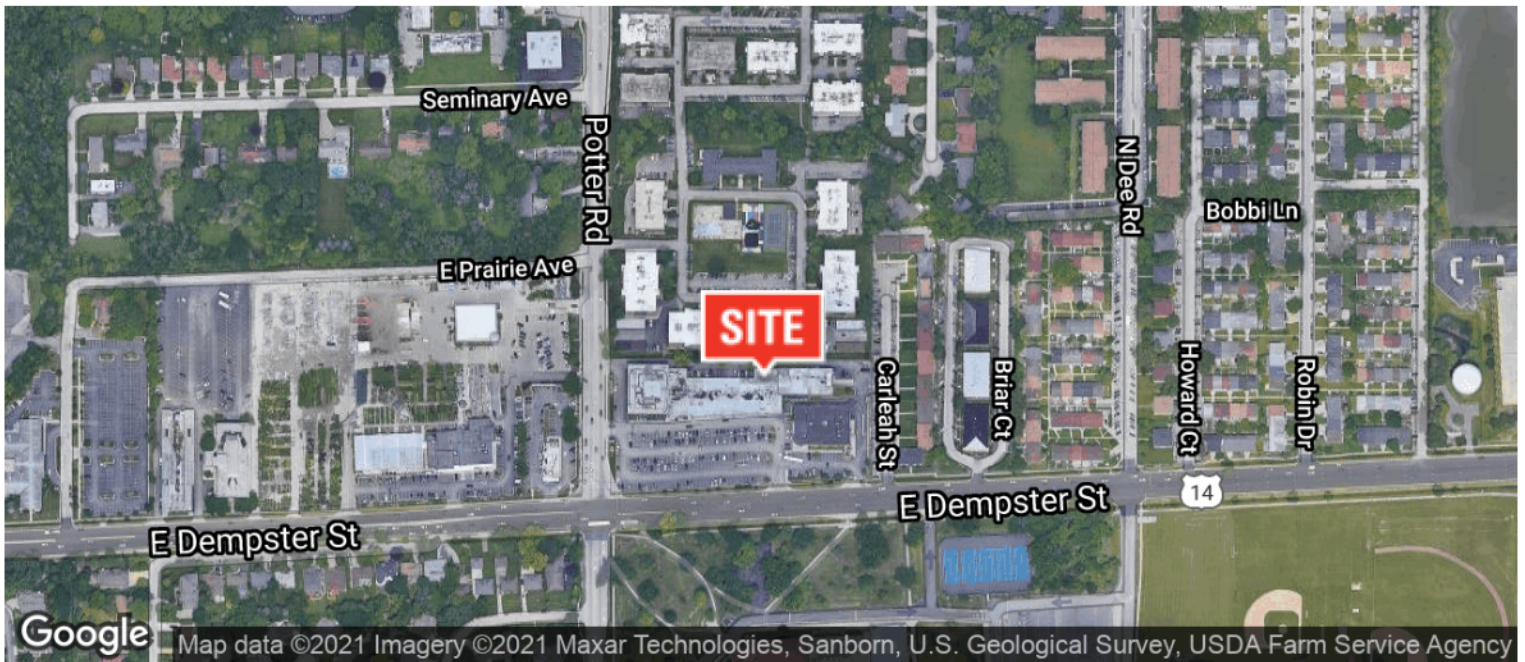
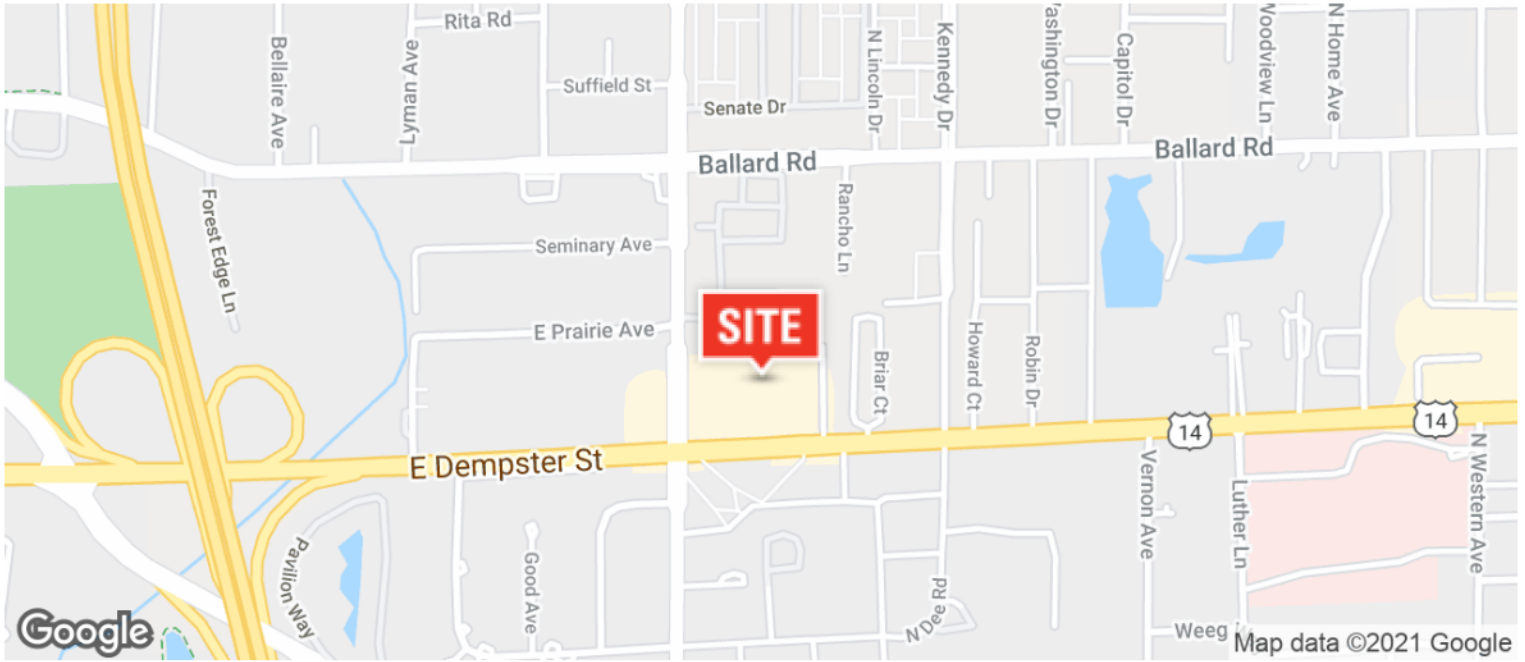
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AERIAL & STREET DETAIL

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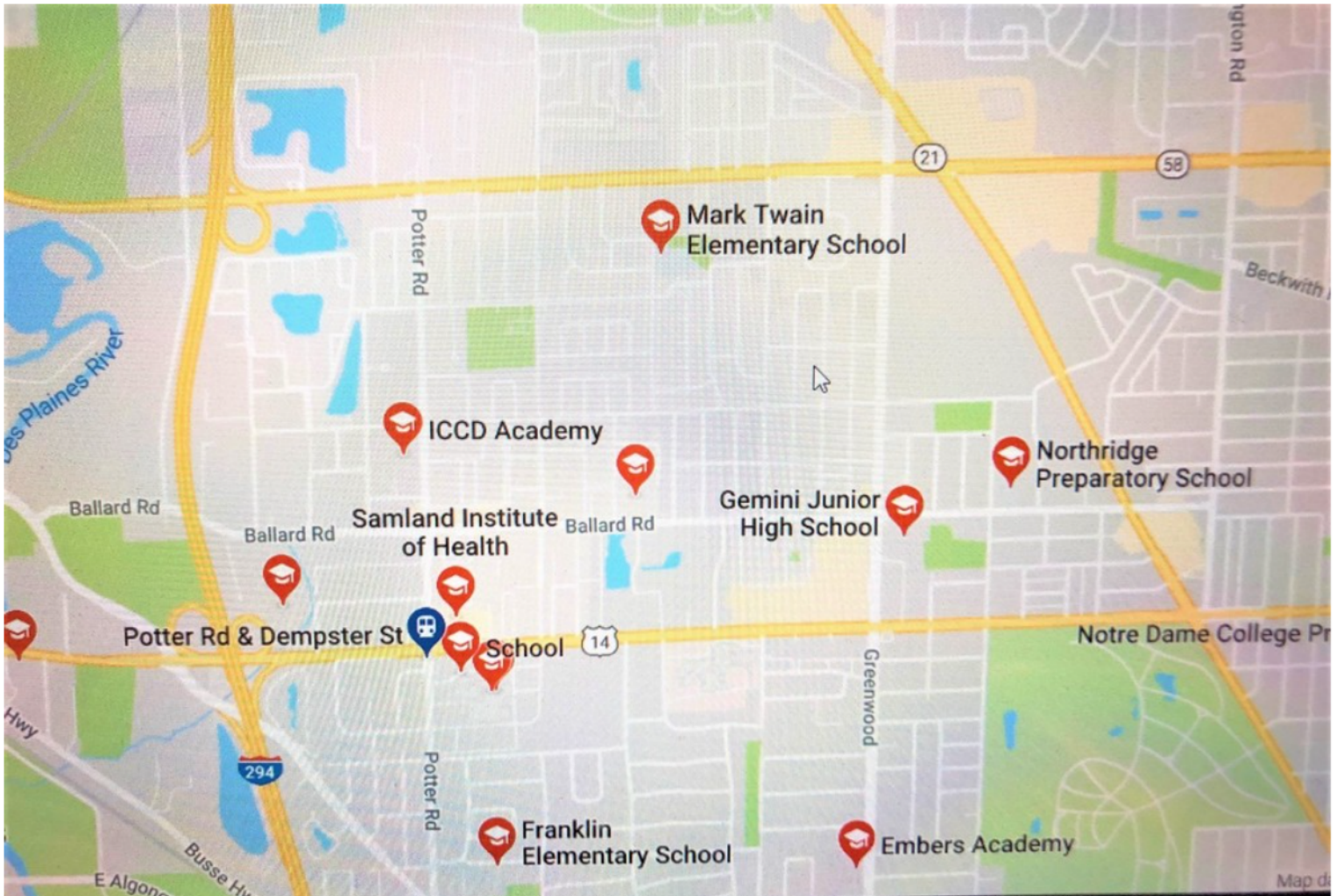
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AERIAL "NEIGHBORHOOD SCHOOLS" MAP

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POTTER & DEMPSTER - RETAILER MAP

2622 DEMPSTER
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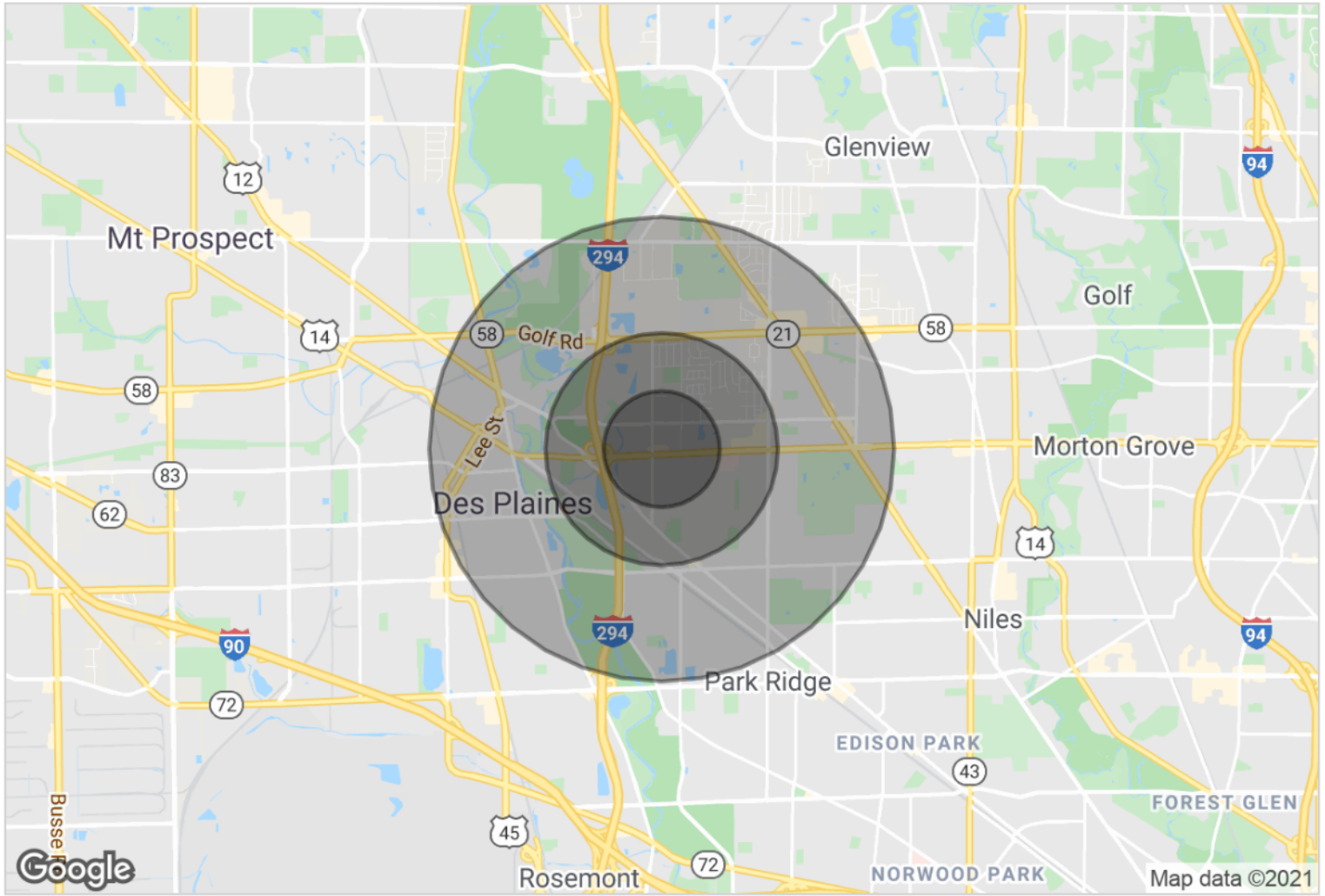
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DEMOGRAPHICS MAP

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2010 STATISTICS	0.5 Miles	1 Mile	2 Miles
Total Population	5,256	22,185	73,258
Total Number of Households	1,904	8,070	28,221
Average Household Income	\$72,227	\$71,280	\$72,447
Median Age	39.7	39.5	41.0

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.5 Miles	1 Mile	2 Miles
TOTAL POPULATION	5,256	22,185	73,258
MEDIAN AGE	39.7	39.5	41.0
MEDIAN AGE (MALE)	38.4	38.2	38.8
MEDIAN AGE (FEMALE)	41.2	40.8	42.7
TOTAL HOUSEHOLDS	0.5 Miles	1 Mile	2 Miles
TOTAL HOUSEHOLDS	1,904	8,070	28,221
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$72,227	\$71,280	\$72,447
AVERAGE HOUSE VALUE	\$275,124	\$268,803	\$323,347

POPULATION	0.5 Miles	1 Mile	2 Miles
TOTAL POPULATION - White	3,227	13,227	49,660
TOTAL POPULATION - Black	181	799	1,938
TOTAL POPULATION - Hispanic	457	1,876	7,625
TOTAL POPULATION - Asian	1,650	7,366	17,246
TOTAL POPULATION - Hawaiian	0	0	23
TOTAL POPULATION - Indian	6	26	54
TOTAL POPULATION - Other	149	611	3,502

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