

# 709 S. 5TH AVENUE - +/-1,100 SF COMMERCIAL - FOR LEASE

709 S 5TH AVENUE, MAYWOOD, IL



## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	+/-1,100 SF
Number of Units:	1
Zoning:	C-2
Market:	Chicago
Submarket:	Maywood

## PROPERTY OVERVIEW

+/-1,100 SF ground floor commercial space on 5th Avenue in Maywood, Illinois. C-2 Zoning.  
Gas-forced and central air. Concrete floors and excellent visibility.  
Please contact broker for asking rent and lease terms

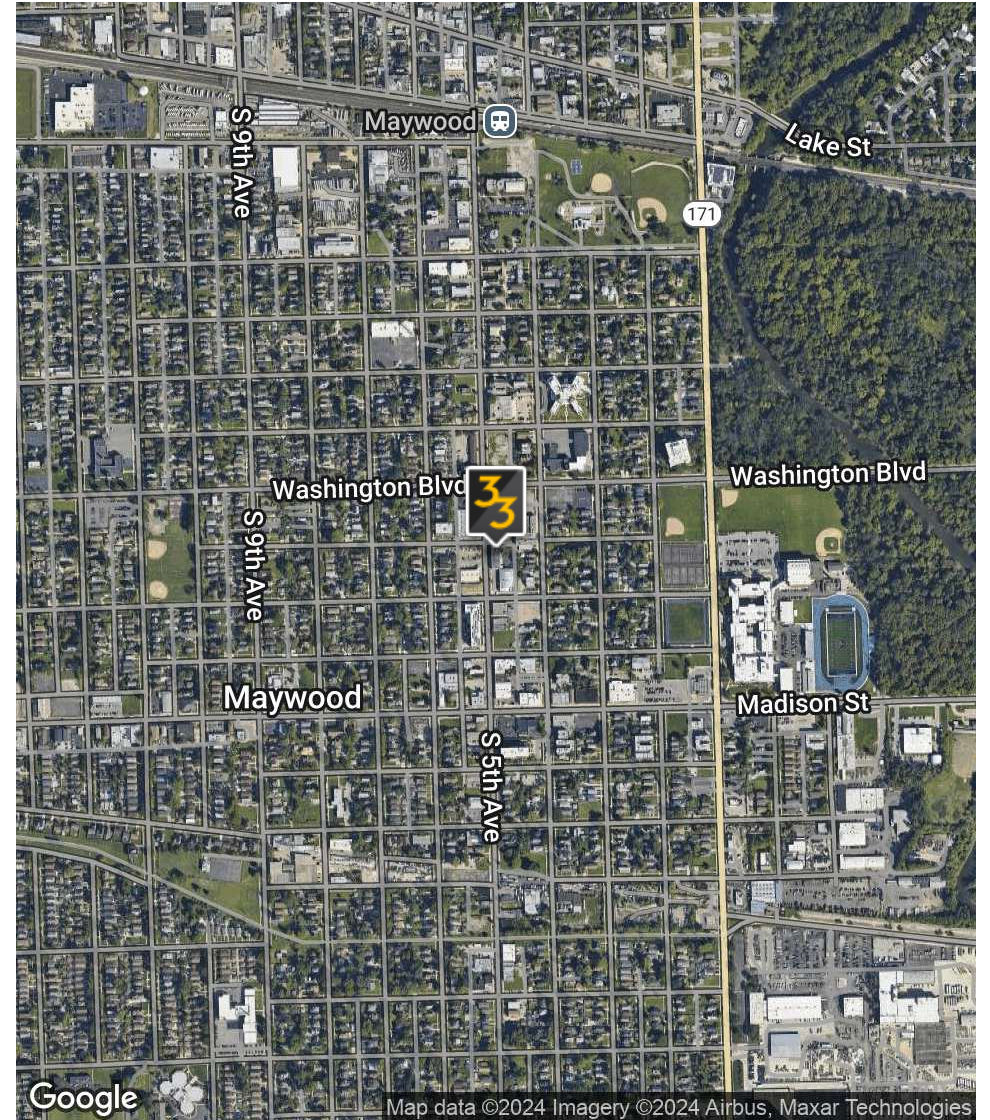
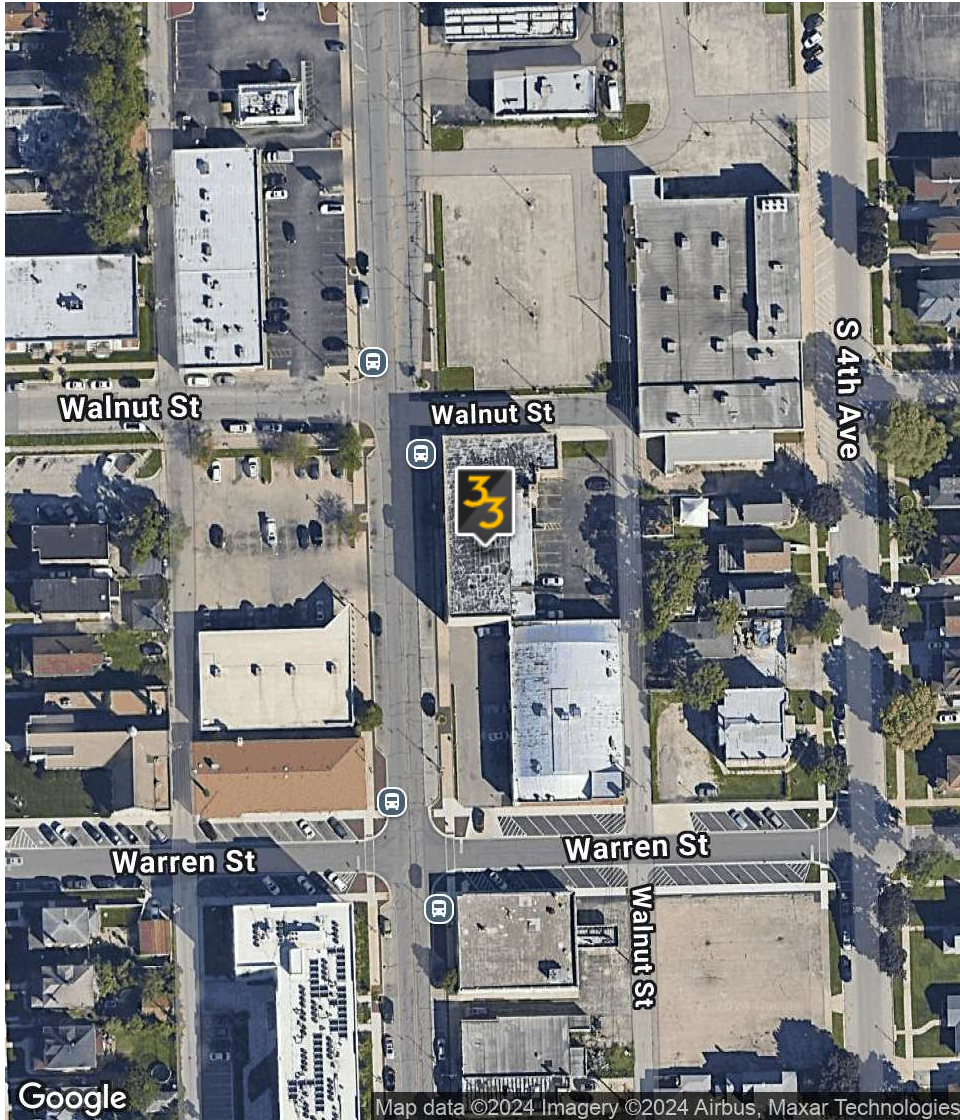
PRESENTED BY: **GENE HART**  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)





# 709 S. 5TH AVENUE - +/-1,100 SF COMMERCIAL - FOR LEASE

709 S 5TH AVENUE, MAYWOOD, IL



PRESENTED BY: **GENE HART**  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)





# 709 S. 5TH AVENUE - +/-1,100 SF COMMERCIAL - FOR LEASE

709 S 5TH AVENUE, MAYWOOD, IL



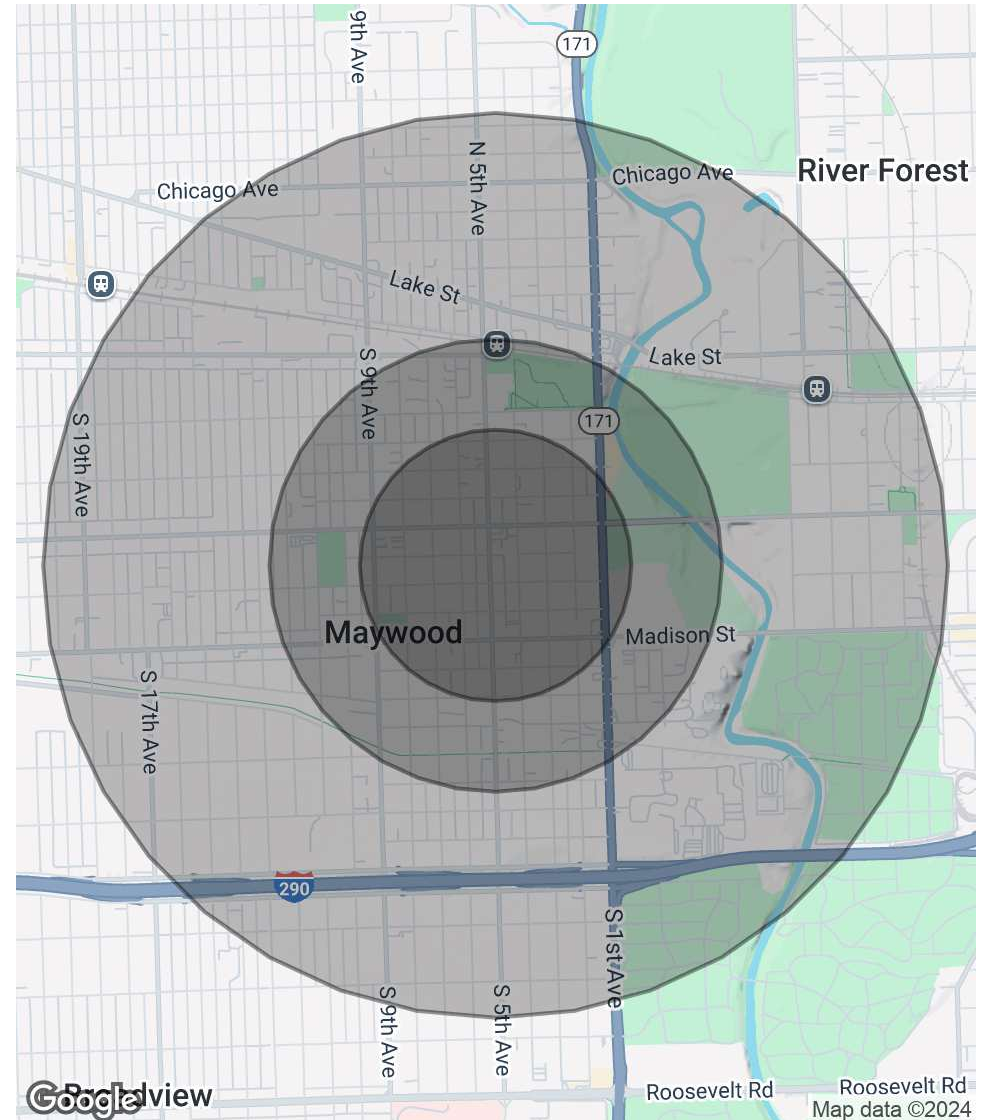
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,322	5,677	19,254
Average Age	41	39	38
Average Age (Male)	39	37	37
Average Age (Female)	42	40	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	867	1,974	6,395
# of Persons per HH	2.7	2.9	3
Average HH Income	\$79,932	\$78,746	\$95,034
Average House Value	\$265,898	\$257,774	\$277,157

Demographics data derived from AlphaMap



PRESENTED BY: **GENE HART**  
 BROKER  
 219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)



# 709 S. 5TH AVENUE - +/-1,100 SF COMMERCIAL - FOR LEASE

709 S 5TH AVENUE, MAYWOOD, IL



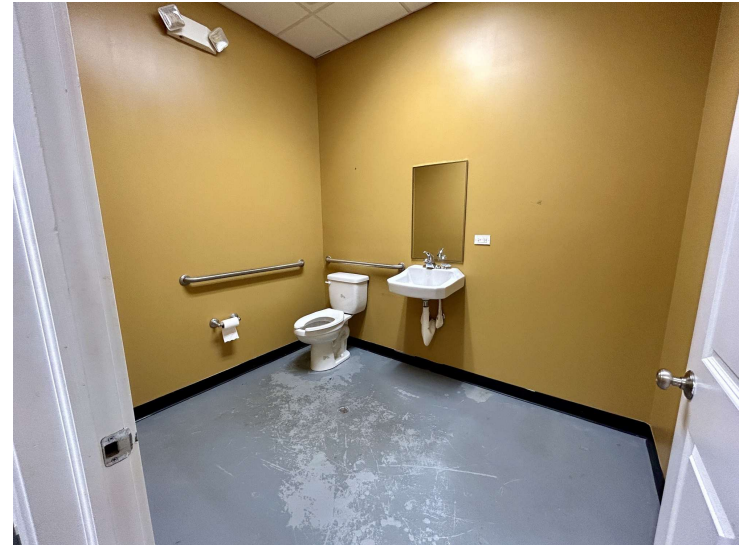
PRESENTED BY: **GENE  
HART**  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)





# 709 S. 5TH AVENUE - +/-1,100 SF COMMERCIAL - FOR LEASE

709 S 5TH AVENUE, MAYWOOD, IL



PRESENTED BY: **GENE HART**  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)



# 709 S. 5TH AVENUE - +/-1,100 SF COMMERCIAL - FOR LEASE

709 S 5TH AVENUE, MAYWOOD, IL



## GENE HART

Broker

gene.hart@33realty.com

Direct: 219.465.8584

IL #475.149185

## PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

**33 Realty**  
357 W. Chicago  
Chicago, IL 60657  
773.327.4975

PRESENTED BY: **GENE  
HART**  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)



REALTY