

Retail & Office Space For Lease



# HAMMEL CREEK COMMONS MEDICAL/OFFICE & RETAIL SPACES

1136-1144 W. JEFFERSON ST, SHOREWOOD, IL 60404

## HAMMEL CREEK COMMONS



### OFFERING SUMMARY

Available SF: 1,400 SF

Office Lease Rate: \$19.00 SF/yr (MG)

Retail Lease Rate: Contact Broker (NNN)

Lot Size: 6.6 Acres

Building Size: 19,414 SF

### PROPERTY OVERVIEW

First floor 1,400 SF retail space available - former tanning salon with 6 rooms, lobby, and in-suite restroom.

Second floor 1,400 SF office/medical space available with reception area, nurses station, 4 exam rooms, doctor's office with private entrance, in-suite restroom. Additional men's and women's restrooms in common area and elevator.

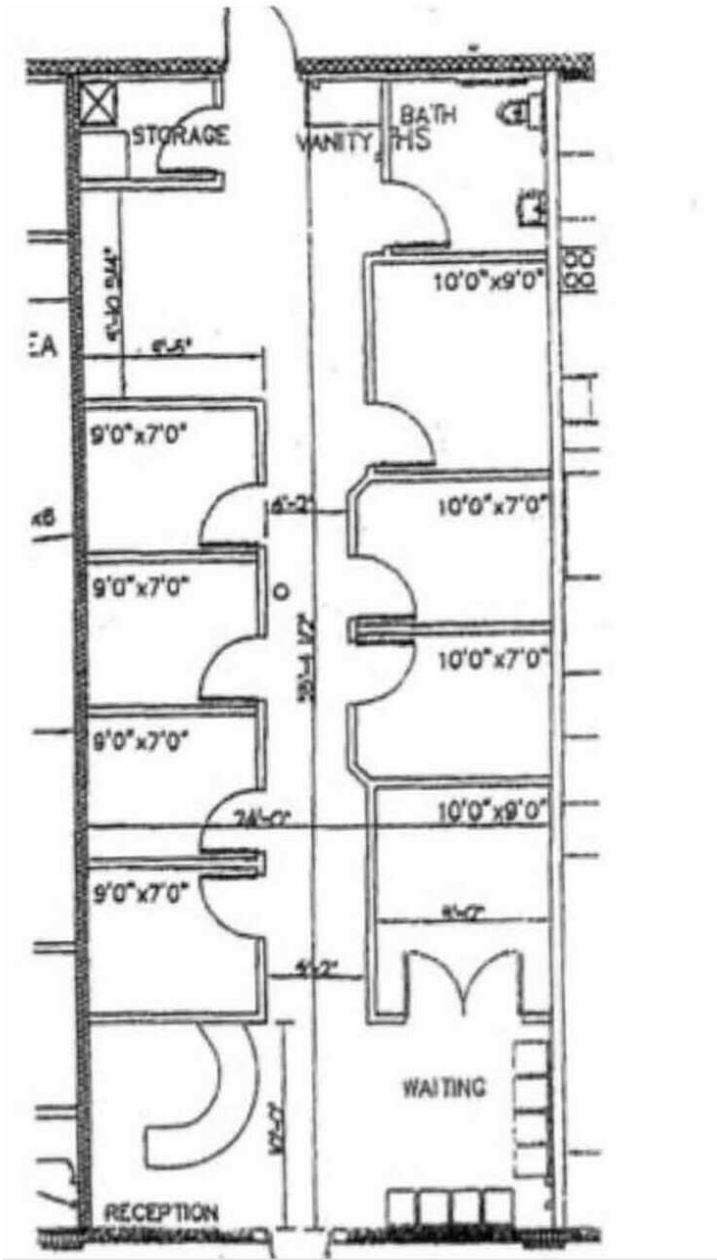
### PROPERTY HIGHLIGHTS

- Signage available on building
- Monument signage available
- 70 surface parking spaces

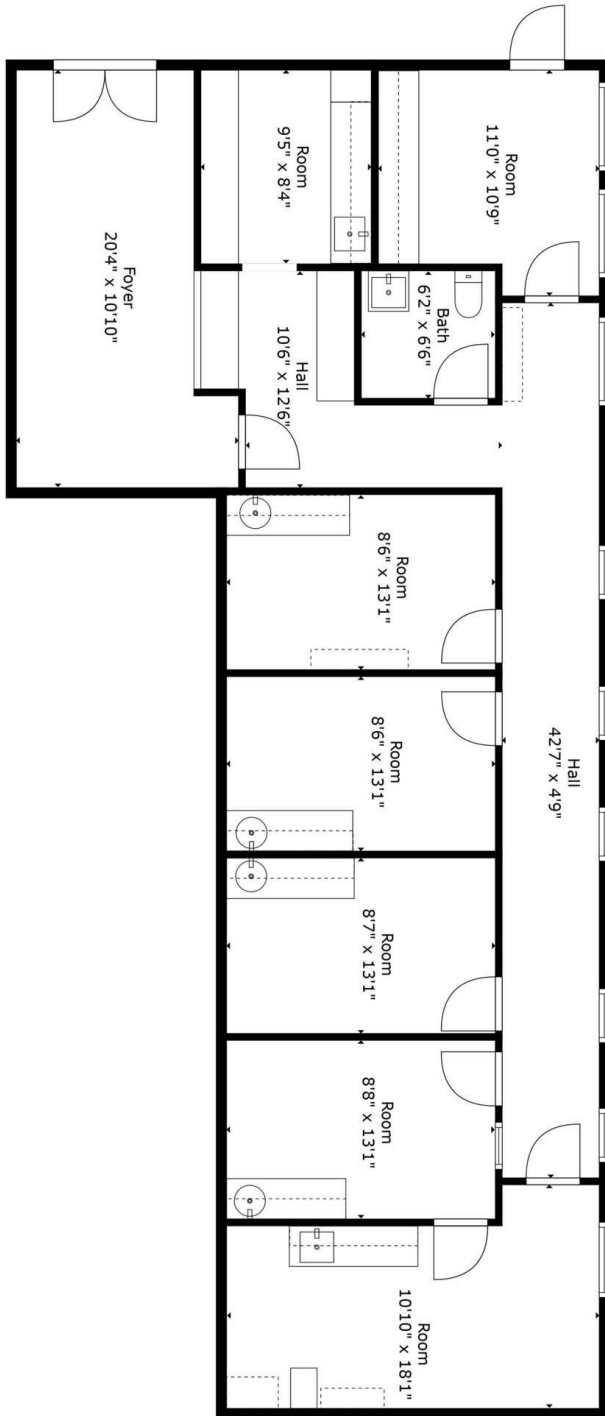
### AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Retail	Contact Broker	NNN	1,400 SF
Office/Medical	\$19.00 SF/yr	MG	1,400 SF

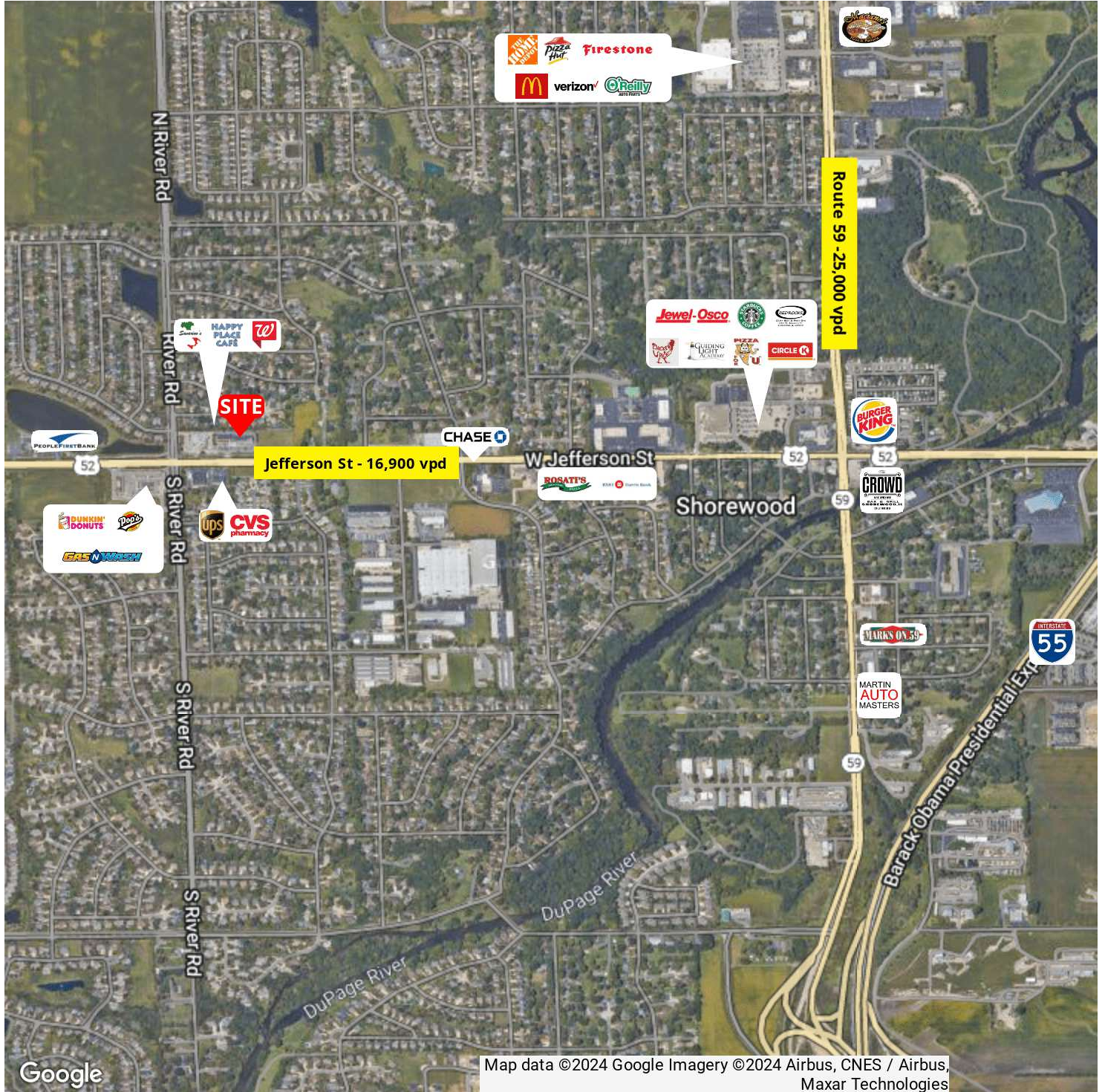
1ST FLOOR - RETAIL - 1,400 SF



## 2ND FLOOR - MEDICAL/OFFICE - 1,400 SF

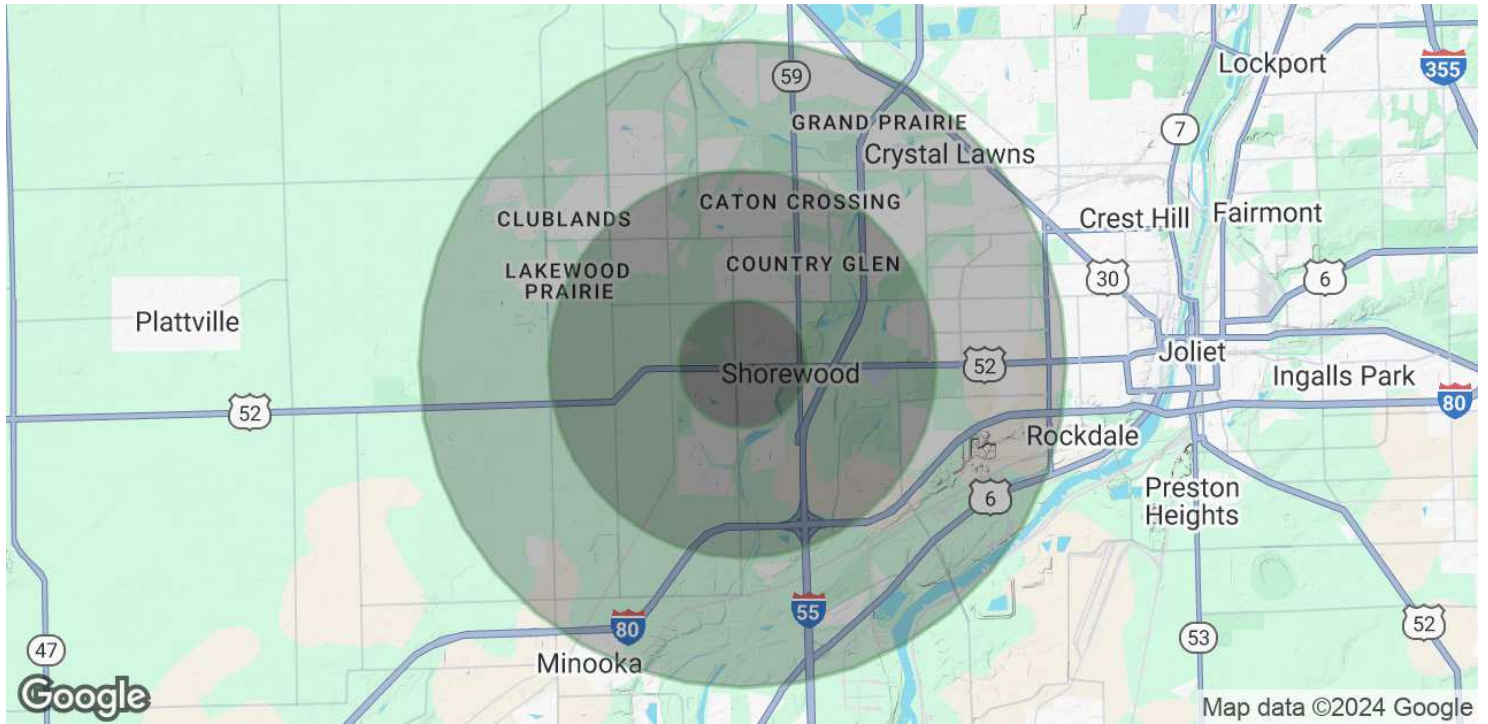


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,937	55,277	127,622
Average Age	45	39	39
Average Age (Male)	44	38	38
Average Age (Female)	45	40	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,445	18,429	43,678
# of Persons per HH	2.6	3	2.9
Average HH Income	\$133,104	\$133,116	\$124,912
Average House Value	\$350,681	\$332,166	\$313,488

Demographics data derived from AlphaMap