

# For Lease

## 2,400 S.F. Office/Commercial Space

### 1405 S. Harlem Avenue - Berwyn, IL

**Lease Rate: \$4,000 per month**



- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>Recently remodeled</li> <li>Off street parking</li> <li>Many potential uses</li> </ul> | <ul style="list-style-type: none"> <li>One site ownership</li> <li>Part of a larger building</li> <li>C-4 Commercial Zoning</li> </ul> |
|---|--|

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	28,191	249,687	612,376
2024 Households	10,553	91,935	215,763
2024 Avg. HH Income	\$96,322	\$94,265	\$85,994
	36,152 vehicles per day		

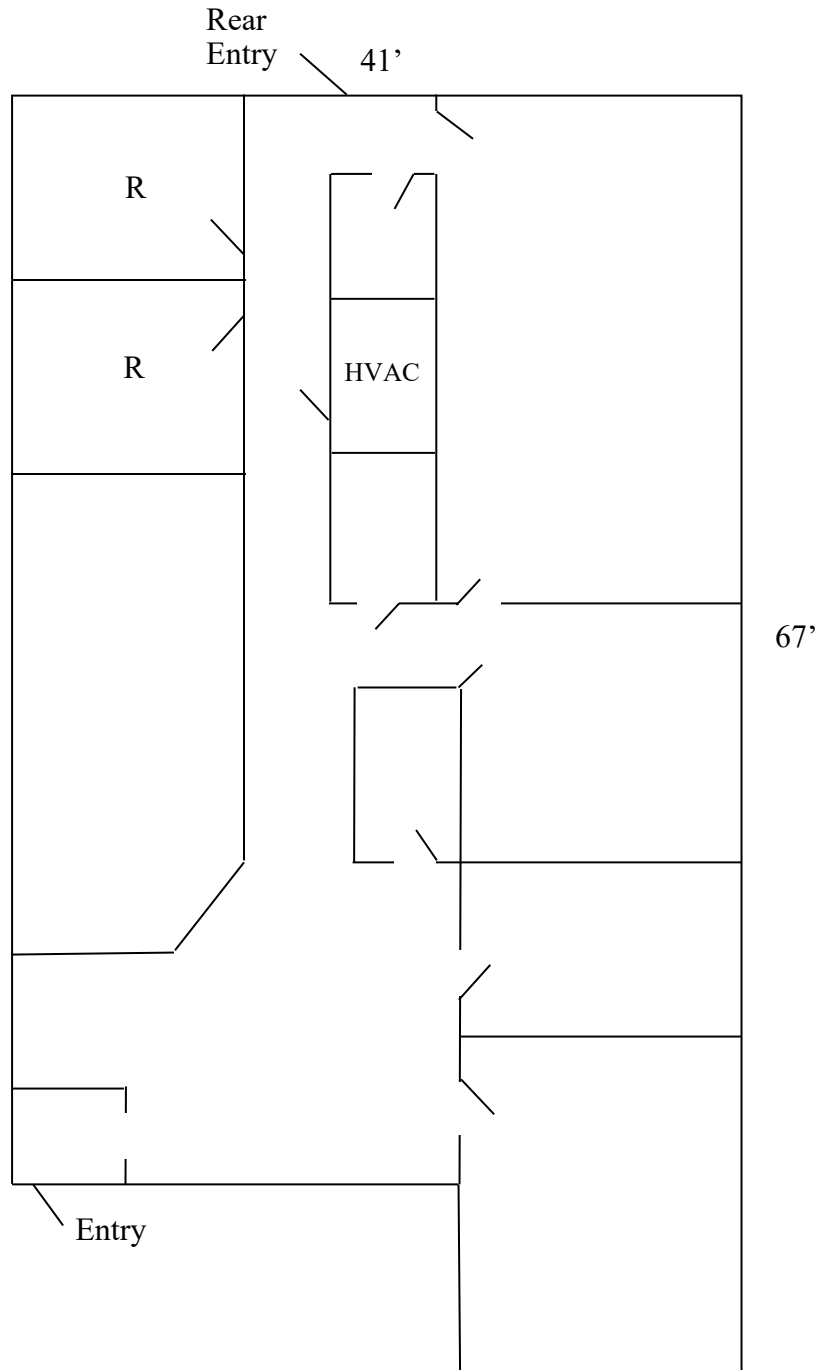


*Exclusively Offered by:*  
**Daniel Chopp**  
**(708) 387-2640**  
**dan@choppcommercial.com**

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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NOTE: DRAWING NOT TO SCALE



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# Interior Photos

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# Interior Photos

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# Interior Photos

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# Exterior Photos

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