

LEASE

2759 W Cermak Rd

2759 W CERMAK RD

Chicago, IL 60608

PRESENTED BY:

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

FOR LEASE



PROPERTY SUMMARY



OFFERING SUMMARY

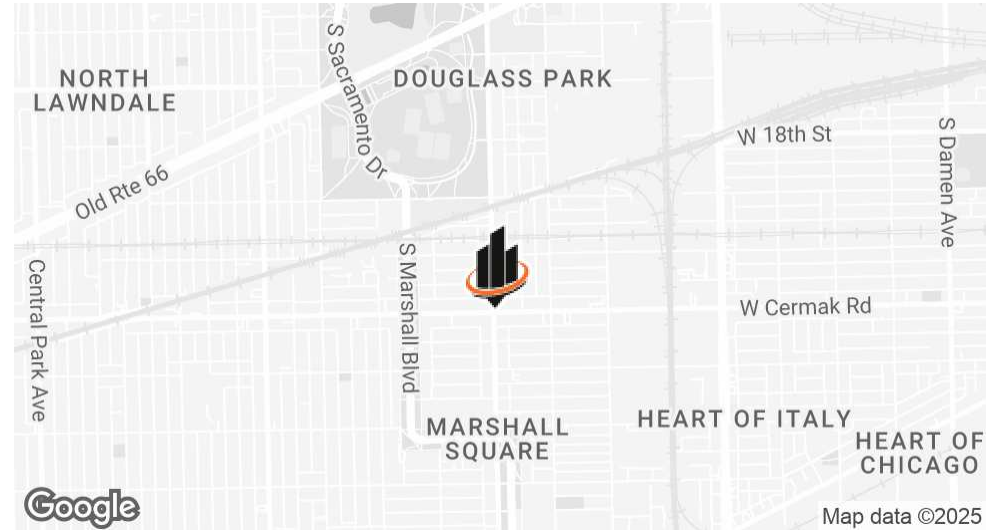
LEASE RATE:	\$35.00 PSF (NNN)
AVAILABLE SF:	1,735 SF
NNN'S	\$11.53
ZONING:	B3-2
MARKET:	Chicago
SUBMARKET:	Little Village

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

2759 W CERMAK RD | Chicago, IL 60608



PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to offer 2759 W. Cermak Rd. FOR LEASE. The subject property is a 1,735 square foot freestanding office/retail space available at the hard corner of California & Cermak intersection in the Little Village neighborhood. This space is currently built out as a Subway restaurant and has incredible exposure with 28,000+ vehicles per day at the lighted intersection and great signage. It can be combined with the adjacent property at 2207 S. California for additional parking.

LOCATION DESCRIPTION

Located at the high-visibility corner of California and Cermak, 2759 W. Cermak Rd. is positioned in the heart of Chicago's vibrant Little Village neighborhood. This stretch of Cermak Road is known for its strong pedestrian traffic and lively mix of local shops, authentic restaurants, and neighborhood staples. The area's cultural energy and entrepreneurial spirit make this an ideal location for businesses looking to grow in a dynamic, community-driven corridor.

COMPLETE HIGHLIGHTS



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

2759 W CERMAK RD | Chicago, IL 60608

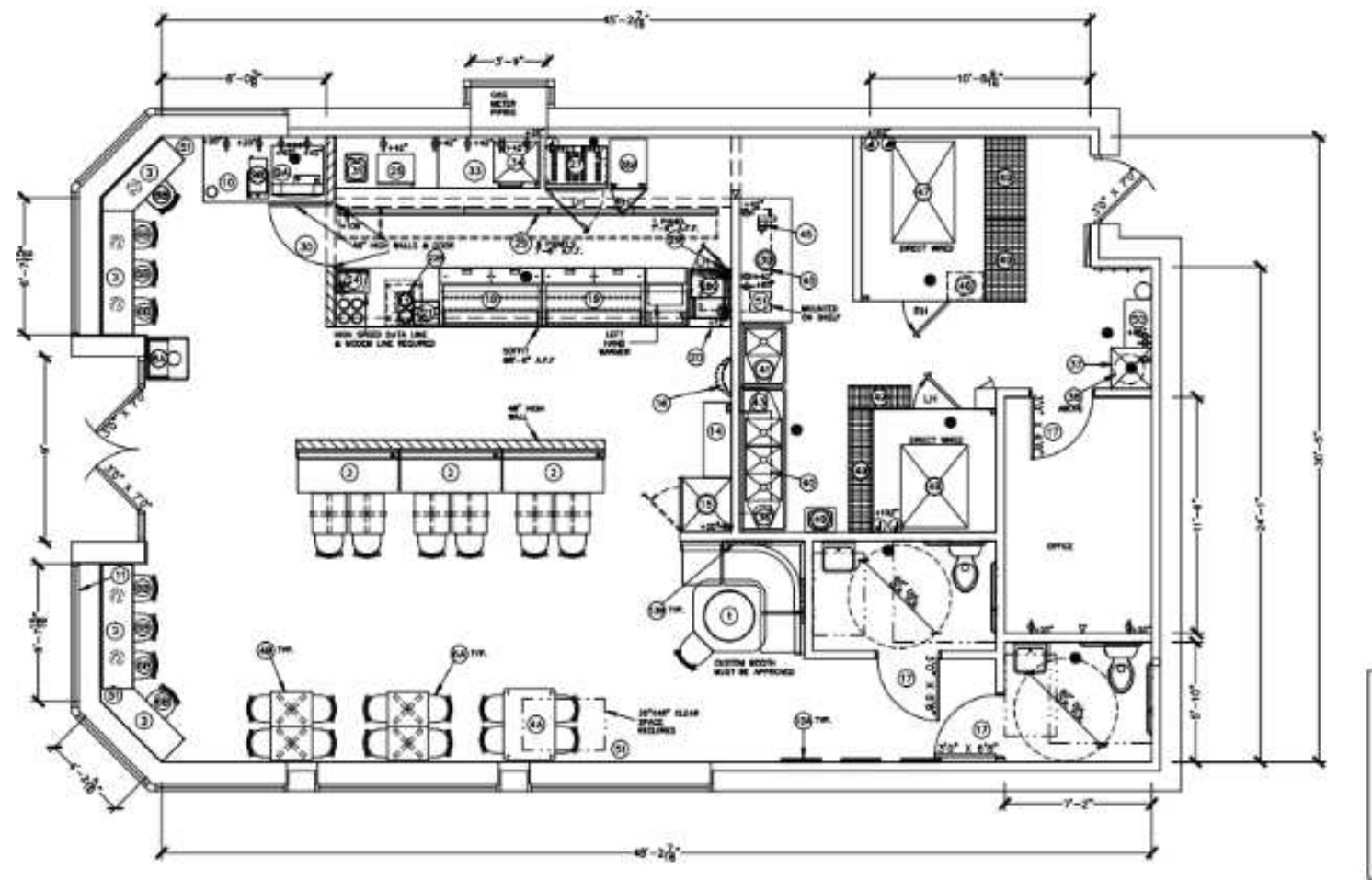
LOCATION INFORMATION

STREET ADDRESS	2759 W Cermak Rd
CITY, STATE, ZIP	Chicago, IL 60608
COUNTY	Cook
MARKET	Chicago
SUB-MARKET	Little Village
CROSS-STREETS	California & Cermak

PROPERTY HIGHLIGHTS

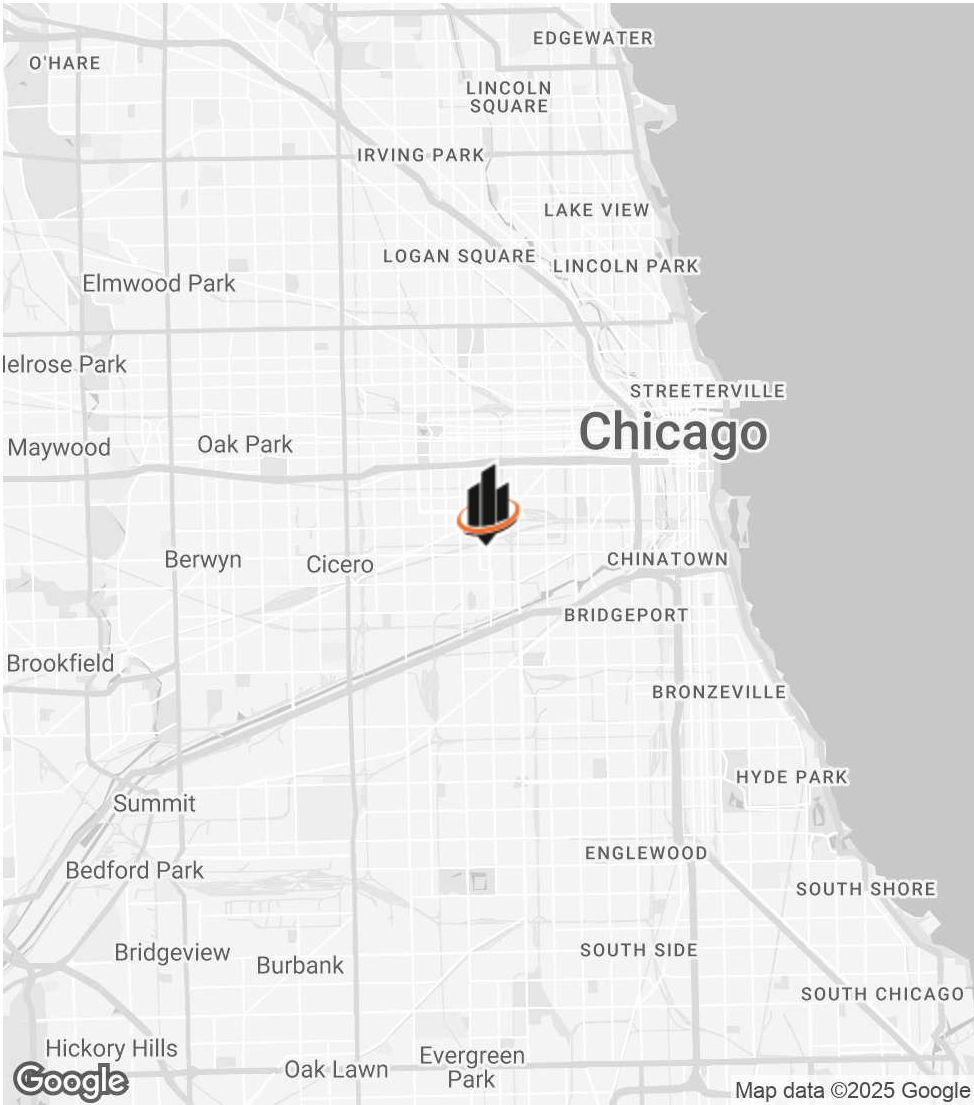
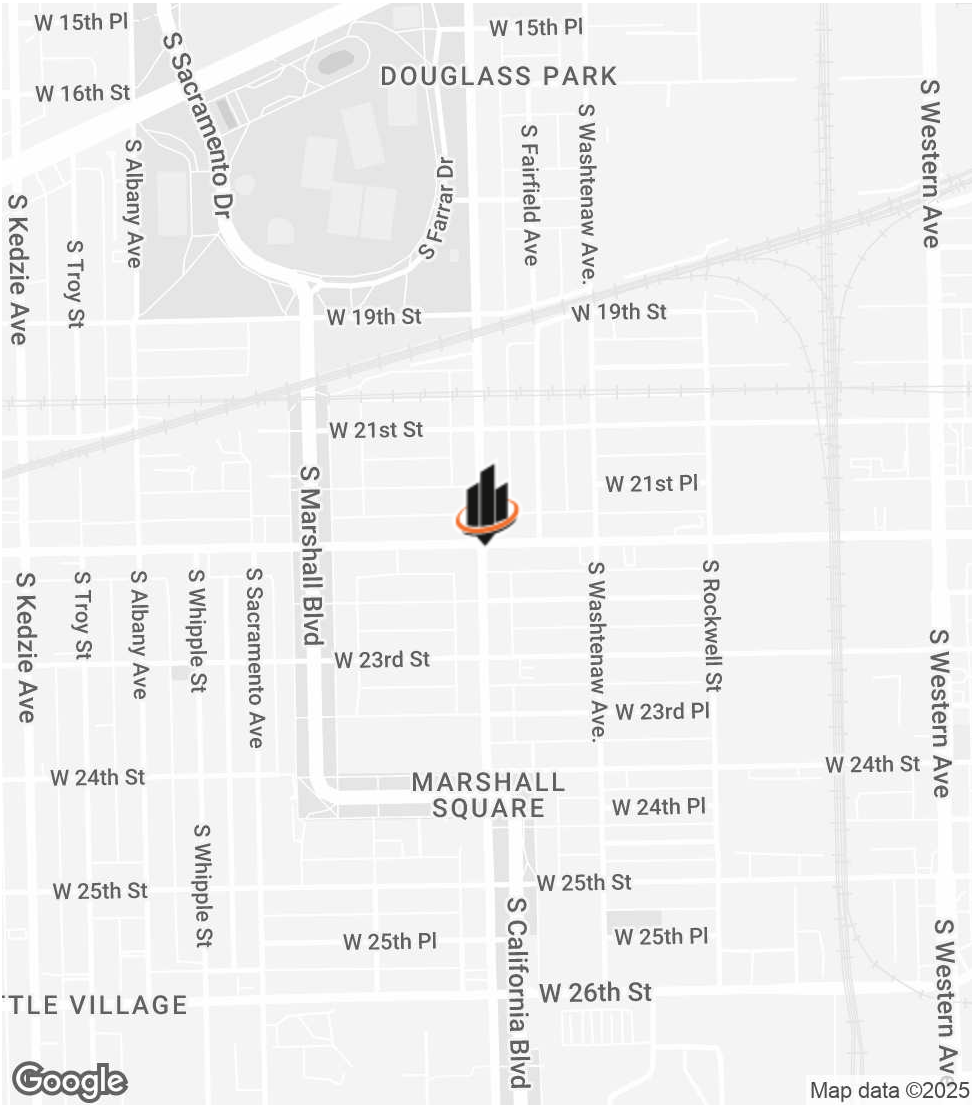
- Freestanding Building
- Hard Corner Lighted Intersection
- Incredible Visibility and signage
- Fully Built Out QSR
- Good national regional and local co-tenancy in the immediate area
- Adjacent property available for additional parking
- Close Proximity to Pink Line California Station
- Densely Populated Trade Area with a strong local customer base

SITE PLAN



JACOB STROM
O: 312.676.1869
jacob.strom@svn.com

LOCATION MAP



JACOB STROM

O: 312.676.1869
jacob.strom@svn.com

ADDITIONAL PHOTOS



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

BIRDSEYE AERIAL



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

2759 W CERMAK RD | Chicago, IL 60608

SVN | CHICAGO COMMERCIAL

DEMOGRAPHICS MAP & REPORT

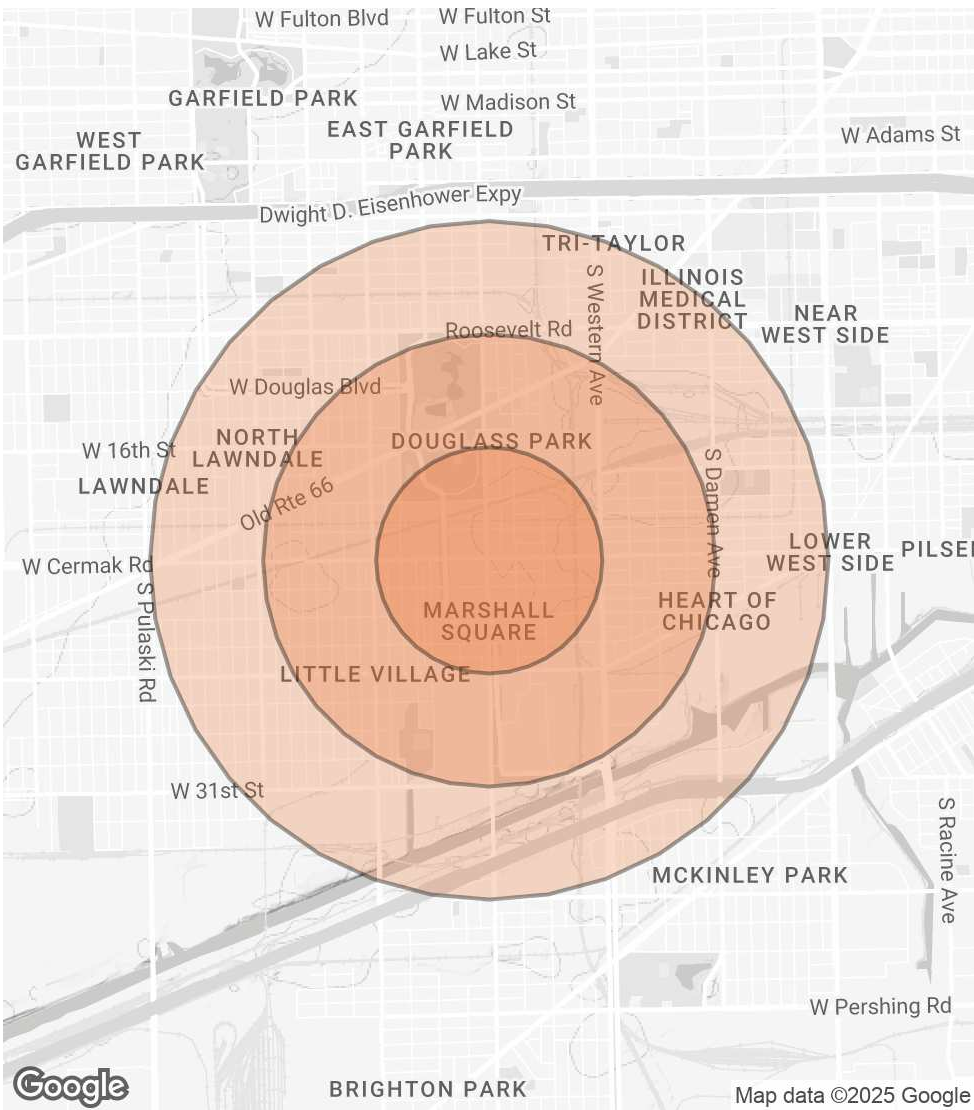
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,295	48,047	104,710
AVERAGE AGE	27.6	28.5	27.9
AVERAGE AGE (MALE)	27.5	28.2	27.3
AVERAGE AGE (FEMALE)	26.4	29.7	29.4

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	4,088	11,704	26,499
# OF PERSONS PER HH	3.5	4.1	4.0
AVERAGE HH INCOME	\$41,357	\$39,884	\$40,593
AVERAGE HOUSE VALUE	\$220,607	\$225,226	\$232,095

2020 American Community Survey (ACS)



JACOB STROM

O: 312.676.1869

jacob.strom@svn.com

ADVISOR BIO 1



JACOB STROM

Senior Advisor

jacob.strom@svn.com
Direct: 312.676.1869 | Cell: 319.621.1307

PROFESSIONAL BACKGROUND

Jacob Strom serves as a Senior Advisor at SVN | Chicago Commercial with over 17 years of experience in all aspects of Retail Real Estate Brokerage including development, leasing, sales, tenant representation, landlord representation, marketing, and site selection. His primary focus is in retail sales, leasing and tenant representation, where he has immeasurable experience working with Landlords and Tenants not only the Chicago DMA but throughout the state of Illinois and Northwest Indiana.

A graduate of the University of Iowa, colleagues and clients describe Jacob as a progressive, driven, down-to-earth, business expert and community leader who can be relied on to offer superior solutions that efficiently deliver desirable results.

When he is not scouring the Chicago area for real estate, his passion is helping others and volunteering. He served as the Secretary of the Board of Directors for KEEN Chicago for over a decade and volunteers regularly with organizations such as My Block, My Hood, My City, Jet City, and The Greater Chicago Food Depository. In addition to being a real estate broker, Jacob works extremely hard to be a broker of good to make his community a better place.

EDUCATION

University of Iowa - BA in Communication Studies / Minor in Business Administration

MEMBERSHIPS

International Council of Shopping Centers

JACOB STROM
O: 312.676.1869
jacob.strom@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JACOB STROM

O: 312.676.1869

jacob.strom@svn.com