

JAMESON.

FOR LEASE

RETAIL SPACES

6227 Cermak Rd
Berwyn, IL 60402

\$2,700 per month

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JAMESONCOMMERCIAL.COM

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LEASE OVERVIEW

LEASE PRICE:	\$2,700 per month
UNIT 200:	-1,350 SF
UNIT 300:	1,196 SF
YEAR BUILT:	1925
ZONING:	C-2
MARKET:	Berwyn
CROSS STREETS:	Cermak & Harvey

AREA TENANTS

- Family Dollar
- Bank of America
- Chase Bank
- Athletico Physical Therapy
- Valle's Produce
- Subway
- McDonald's
- Anthony's Pizza

PROPERTY DESCRIPTION

Two newly available retail/office units at 6227 Cermak Rd in Berwyn offer modern, move-in-ready space in a fully remodeled, high-visibility building located in the heart of the city's thriving business district. Each unit features brand new HVAC, updated flooring, an ADA-compliant restroom, and new windows that provide abundant natural light, all within a property known for its stunning architectural appeal. The building is anchored by a new medical office and includes apartments above, creating consistent foot traffic and a dynamic mixed-use environment. Offered at \$2,700 per month on a modified gross lease, with CAM at \$1.00/SF and taxes at \$2.00/SF, this is an excellent opportunity for retail or professional users seeking a high-quality space in a prime Berwyn location.

PROPERTY HIGHLIGHTS

- Two units available
- \$2,700/month modified gross lease
- CAM: \$1.00/SF Taxes: \$2.00/SF
- Brand new HVAC systems
- New flooring throughout
- ADA-compliant restroom
- New windows with great natural light
- Fully remodeled building with strong architectural appeal
- Mixed-use property with medical office and apartments above

AREA AND TRANSPORTATION HIGHLIGHTS

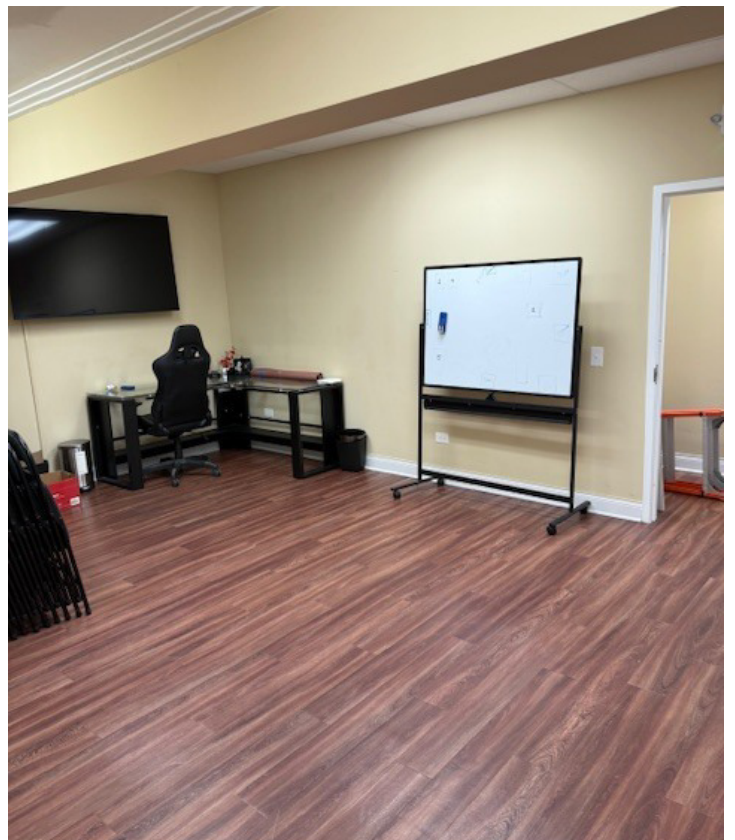
- Prime location in the heart of Berwyn's business district.

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INTERIOR PHOTOS

6227 Cermak Rd, Berwyn, IL 60402

UNIT 200



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INTERIOR PHOTOS

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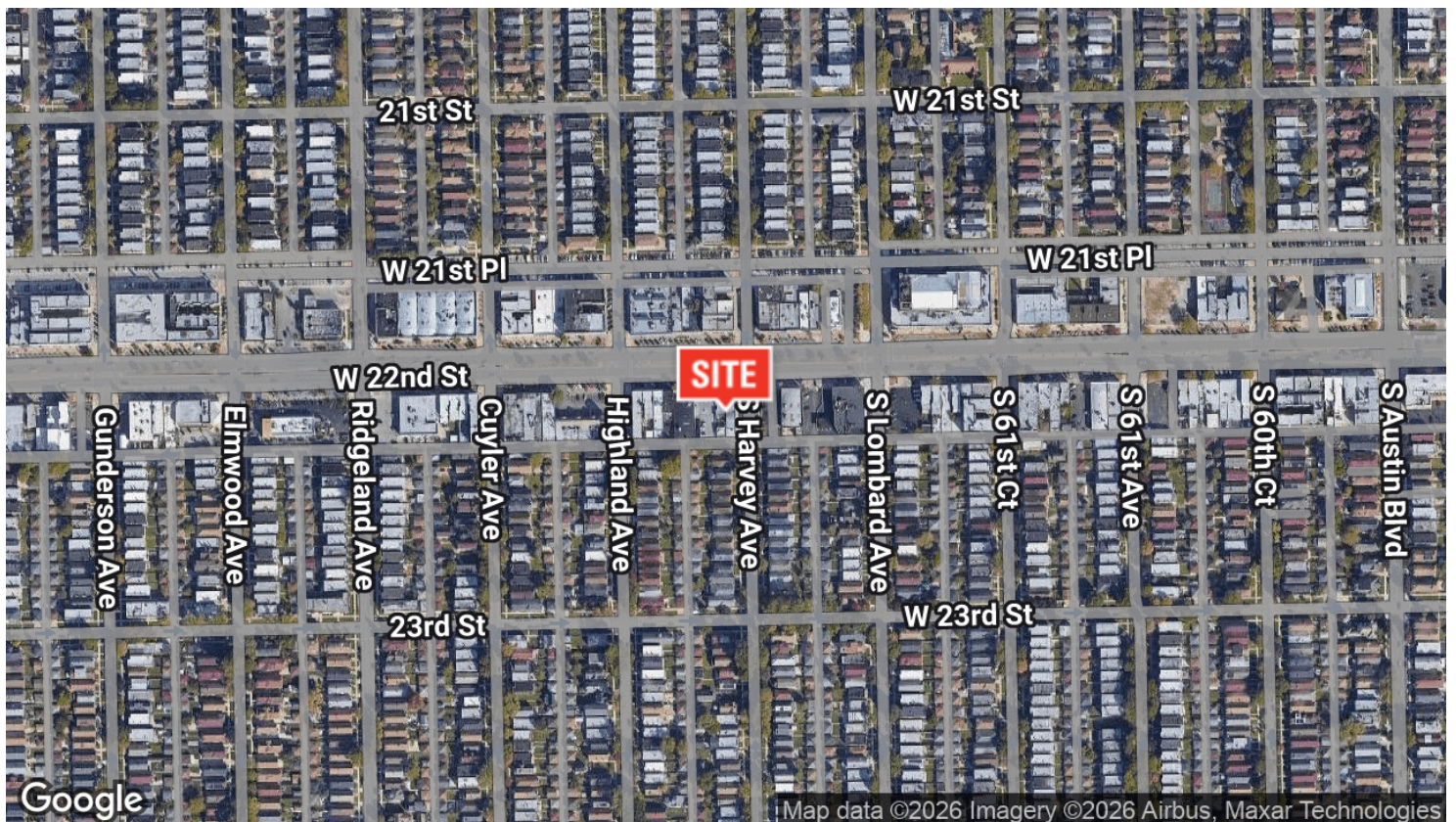
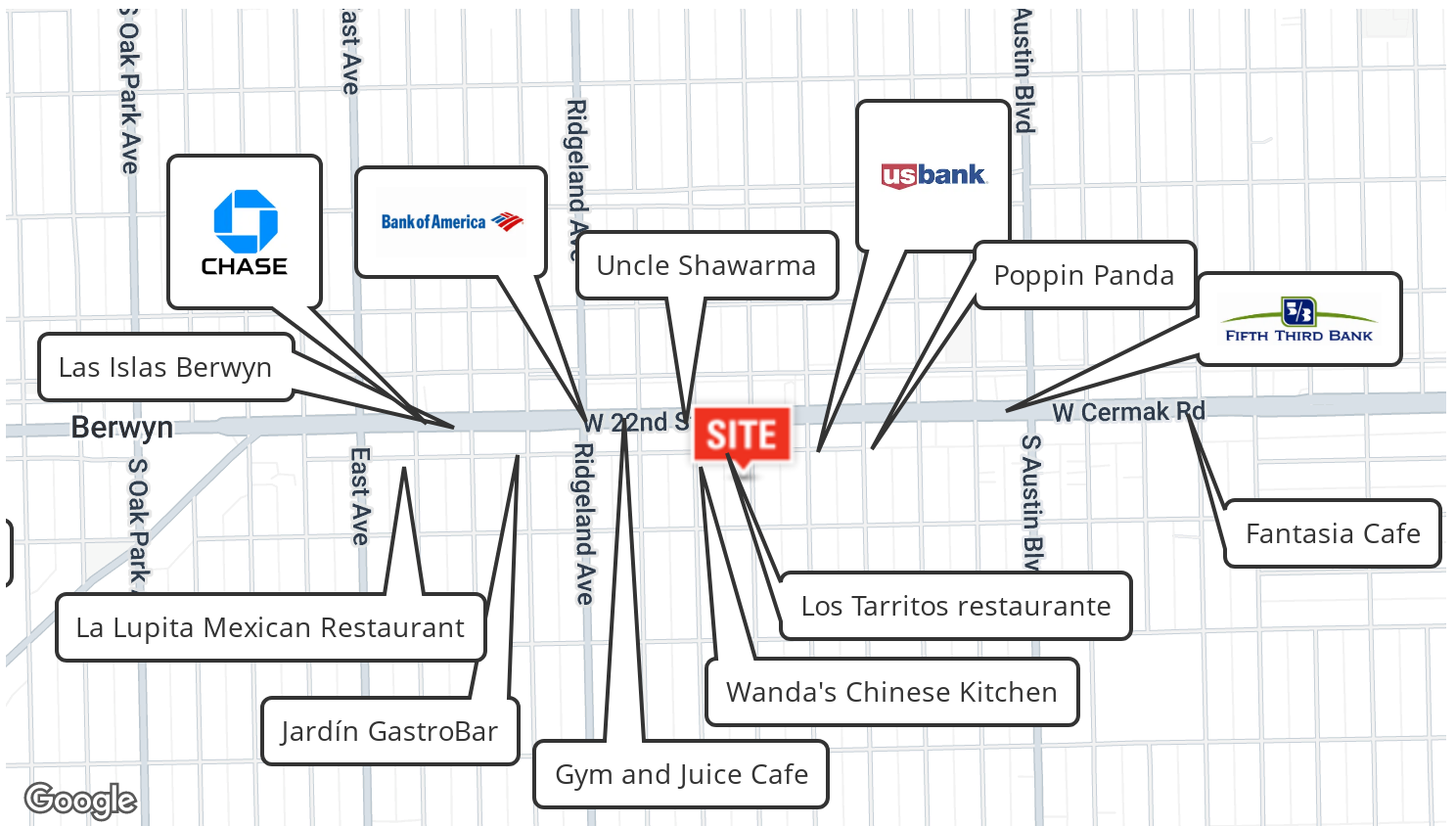
UNIT 300



AERIAL & STREET DETAIL

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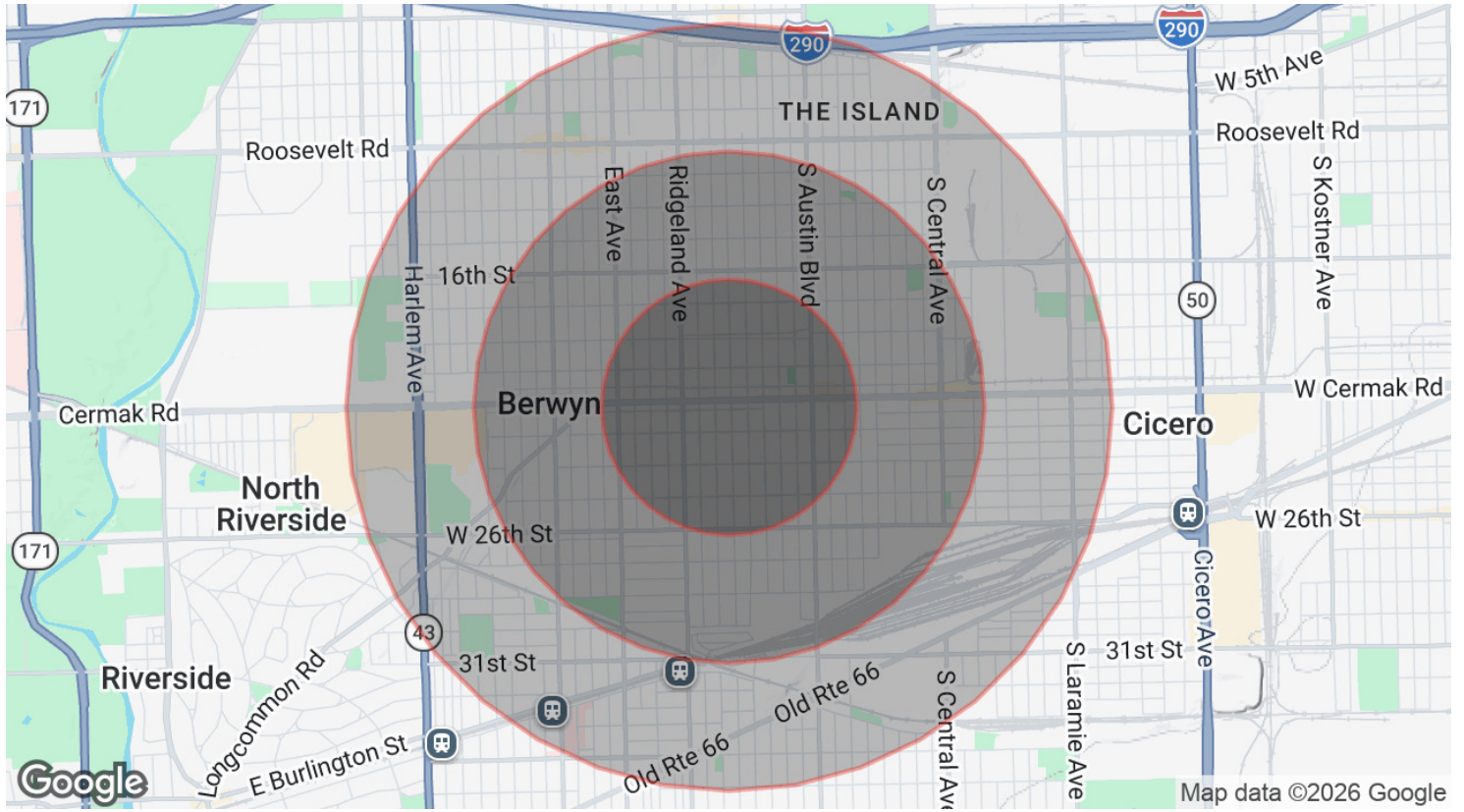
\$2,700 per month



DEMOGRAPHICS MAP & REPORT

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\$2,700 per month



POPULATION

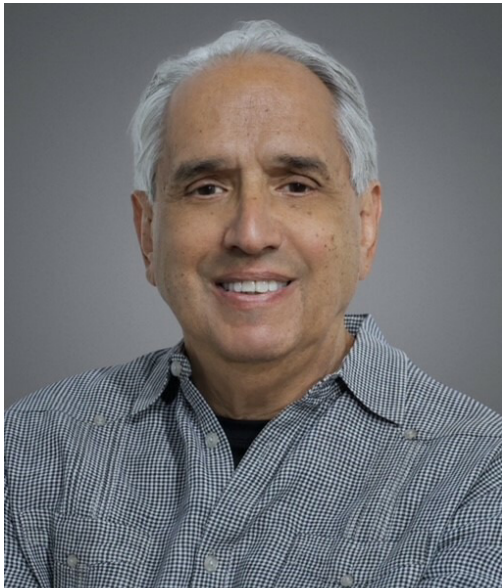
	0.5 MILES	1 MILE	1.5 MILES
Total Population	14,536	57,806	109,632
Average Age	28.6	28.6	29.5
Average Age (Male)	27.9	28.1	28.8
Average Age (Female)	29.8	29.4	30.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	4,276	16,716	32,754
# of Persons per HH	3.4	3.5	3.3
Average HH Income	\$56,030	\$55,401	\$57,621
Average House Value	\$250,183	\$242,607	\$257,690

2020 American Community Survey (ACS)

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Barry Kadish joined Jameson Commercial in 2020, where he specializes in selling and leasing office, warehouse, retail, and mixed-use properties. Prior to joining Jameson Commercial, Mr. Kadish spent ten years as a commercial real estate broker for Coldwell Banker Commercial, and Marc Realty prior in Chicago. He is committed to the field and maintains active membership in the National Association of Realtors.

Mr. Kadish worked as a Vice President of Counterpoint Construction Inc., a business focused in municipal and school construction, renovation, and project management. He also served as President of Kadish Company, an entity devoted to residential and commercial property rehabilitation and construction.

He also previously spent nearly a decade in automobile sales management working for Fields BMW, Loeber Motors in Chicago, and Mill Valley BMW.

Mr. Kadish is a graduate from both Eastern New Mexico University, Portales and Northwestern University and is consistently in the Top 10% of company sales and leasing.

Dedicated to improving community life in Chicago, he is a member of the Greater Independence Park Neighborhood Association, and a regular supporter of Deborah's Place, a leading provider of support services for women coping with homelessness in Chicago.

As time permits, he enjoys tennis, weight lifting and classic cars.