

Medical/Office Space For Lease



# HAMMEL CREEK COMMONS MEDICAL/OFFICE SPACE

1144 W. JEFFERSON ST, SHOREWOOD, IL 60404

## HAMMEL CREEK COMMONS



### OFFERING SUMMARY

Available SF: 1,400 SF

Office Lease Rate: \$17.00 SF/yr (MG)

Lot Size: 6.6 Acres

Building Size: 19,414 SF

### PROPERTY OVERVIEW

BONUS 3-6 months free rent for lease signed by November, depending on lease term

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.

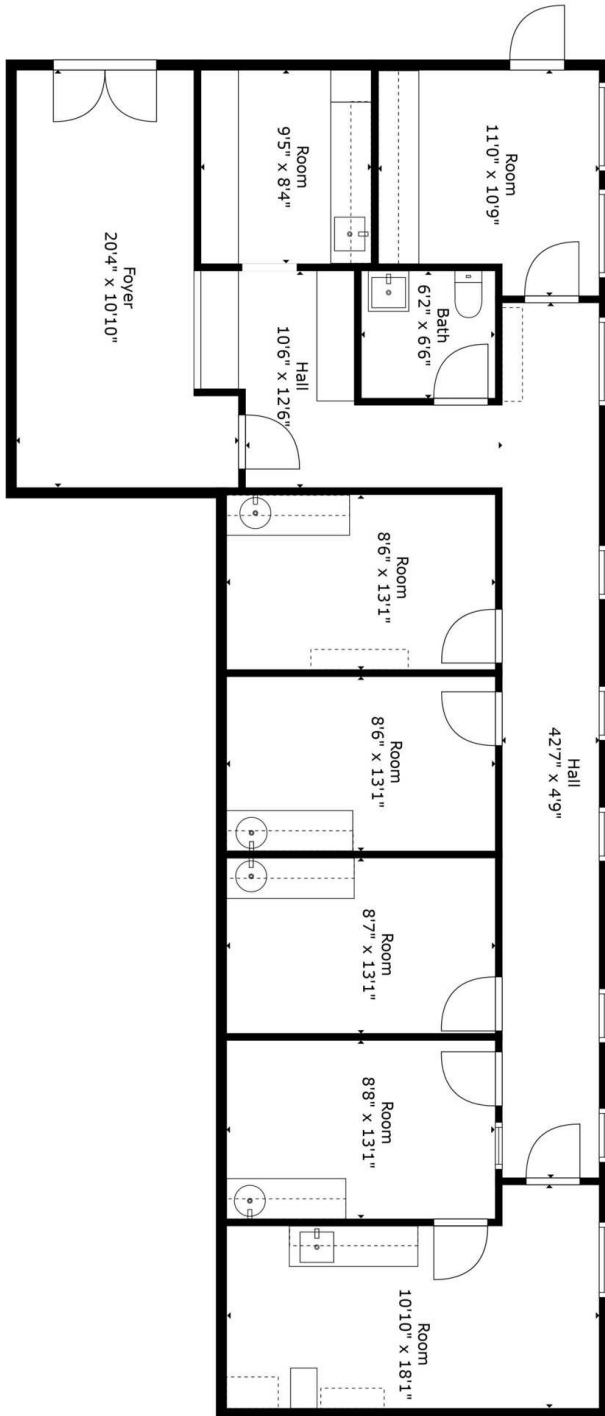
### PROPERTY HIGHLIGHTS

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

### AVAILABLE SPACES

| SPACE          | LEASE RATE    | SIZE (SF) |
|----------------|---------------|-----------|
| Office/Medical | \$17.00 SF/yr | 1,400 SF  |

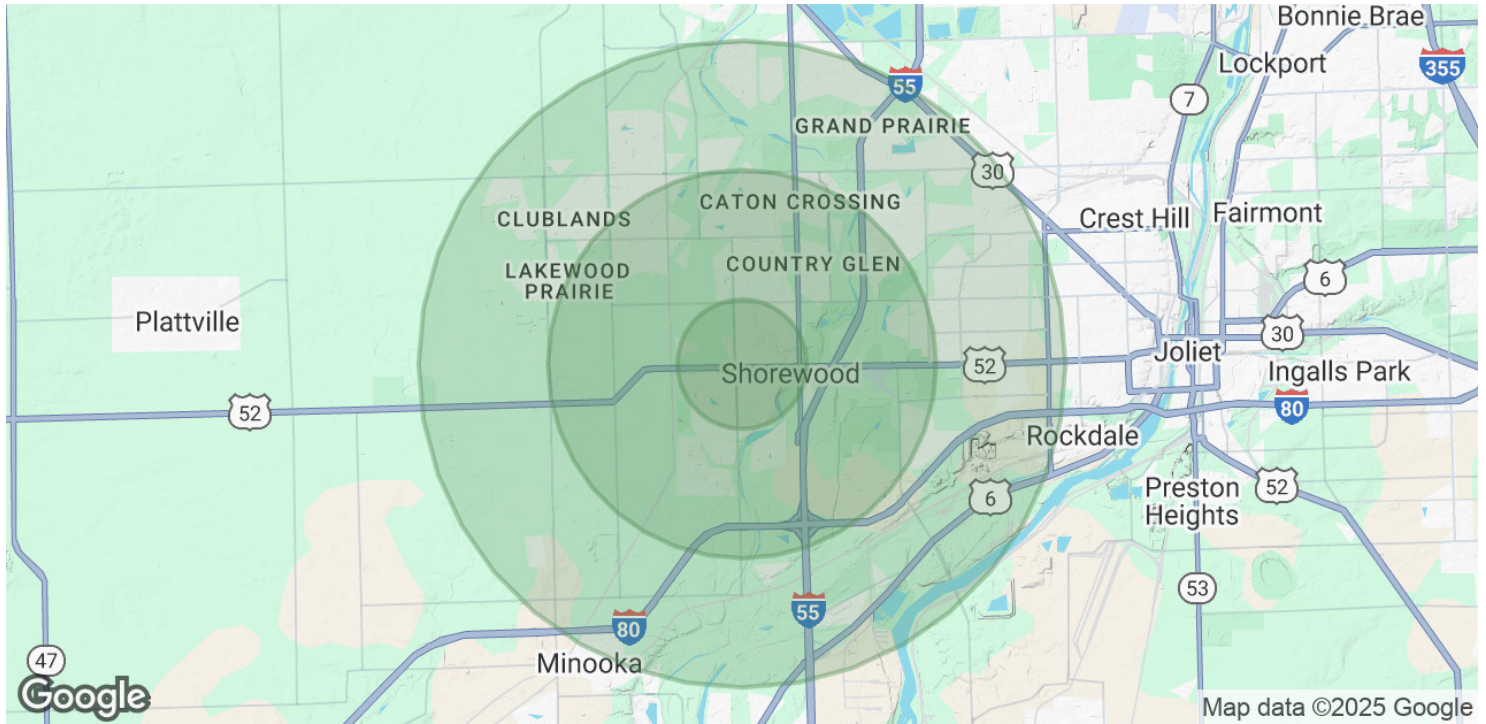
## 2ND FLOOR - MEDICAL/OFFICE - 1,400 SF



## HAMMEL CREEK COMMONS



## HAMMEL CREEK COMMONS



### POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,871  | 53,431  | 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    | 3,417     | 17,864    | 43,678    |
| # of Persons per HH | 2.6       | 3         | 2.9       |
| Average HH Income   | \$133,559 | \$134,065 | \$124,912 |
| Average House Value | \$352,241 | \$334,187 | \$313,488 |

*Demographics data derived from AlphaMap*