

FOR SALE OR LEASE



Dental Office

875 N Milwaukee Ave Chicago , IL 60642

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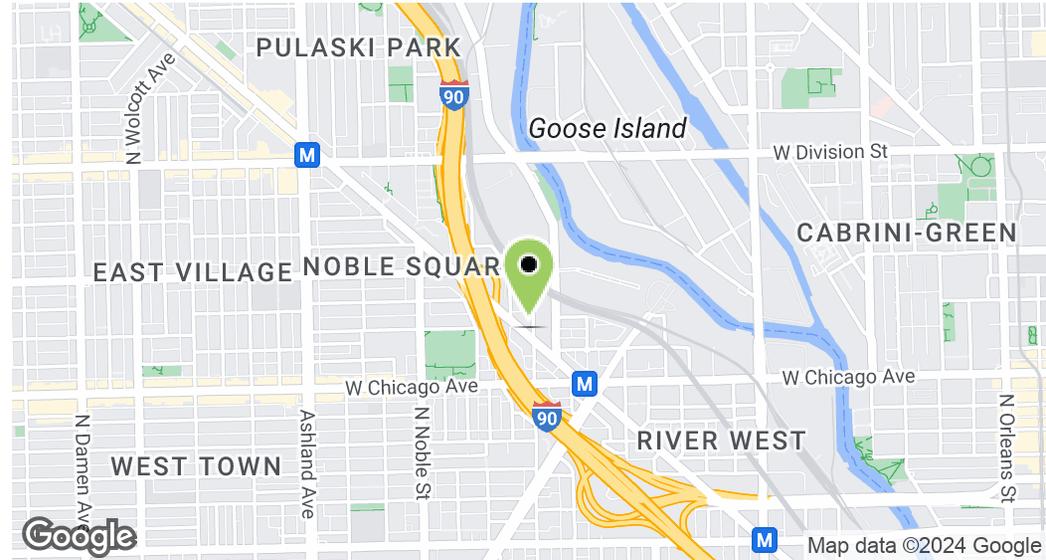
Joseph Rossi & Associates, Inc (JRA)
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REAL ESTATE &
PRACTICE ADVISORY

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EXECUTIVE SUMMARY



SALE PRICE:	\$950,000
LEASE RATE:	\$50.00/SF
NNN Charges:	\$12.75 SF
Number Of Operatories:	6 Ops
Patients Base:	Yes
Available SF:	2,900 SF

PROPERTY OVERVIEW

Existing dental office in the vibrant River West neighborhood is available for sale or lease. Situated at the intersection of Milwaukee and Racine, with easy access to I-90/94 and a strong residential population in the immediate area. The space offers 6 operatories, a spacious waiting area, a lab/sterilization, a break room, and a storage room. Perfect opportunity for start-up, relocation, or expansion.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	794	5,948	26,497
Total Population	1,543	11,498	49,079
Average HH Income	\$133,779	\$126,885	\$150,050



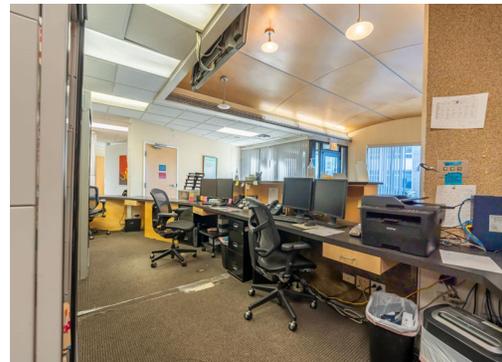
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ADDITIONAL PHOTOS



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EXTERIOR PHOTOS



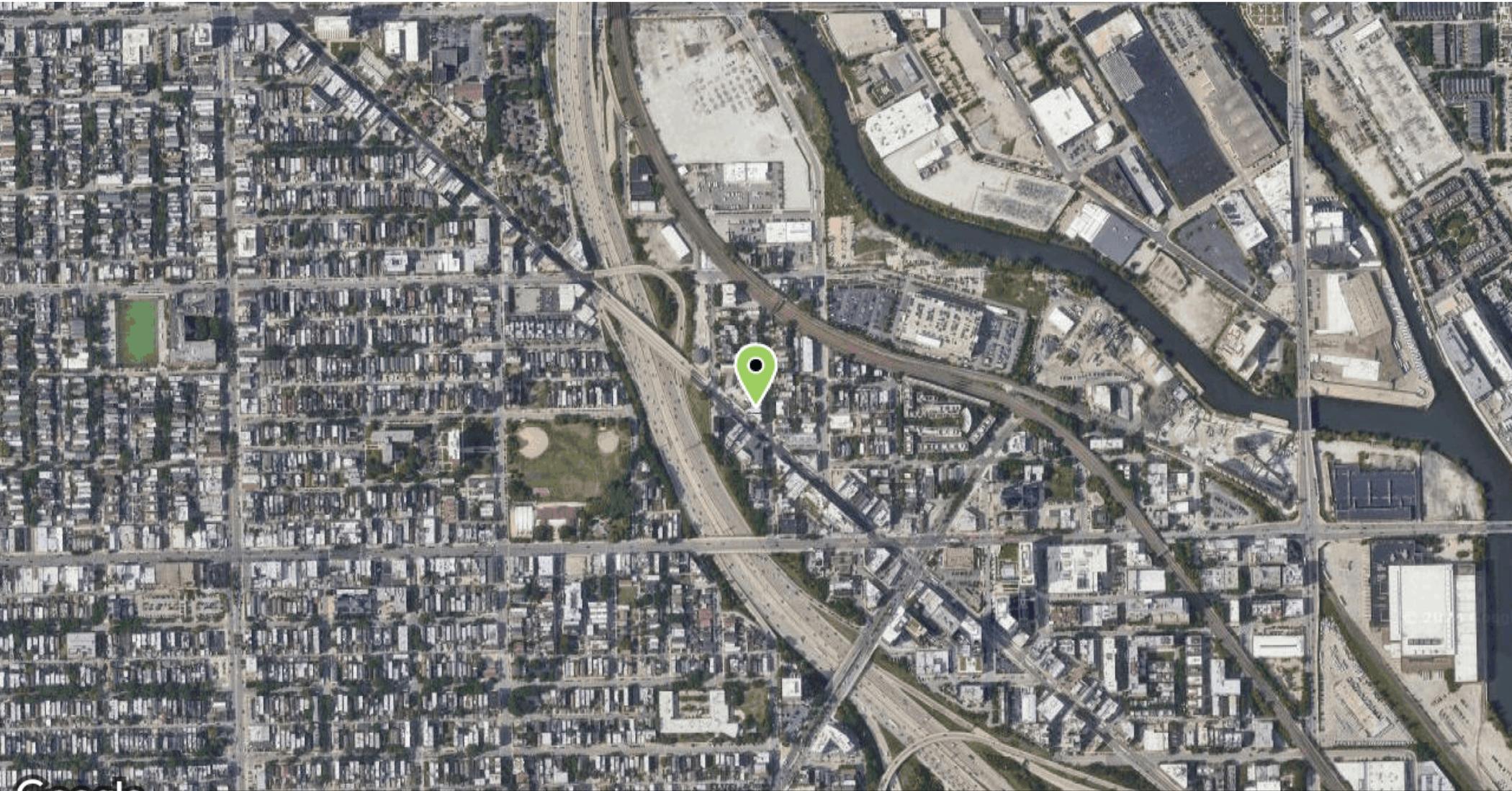
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AERIAL MAP



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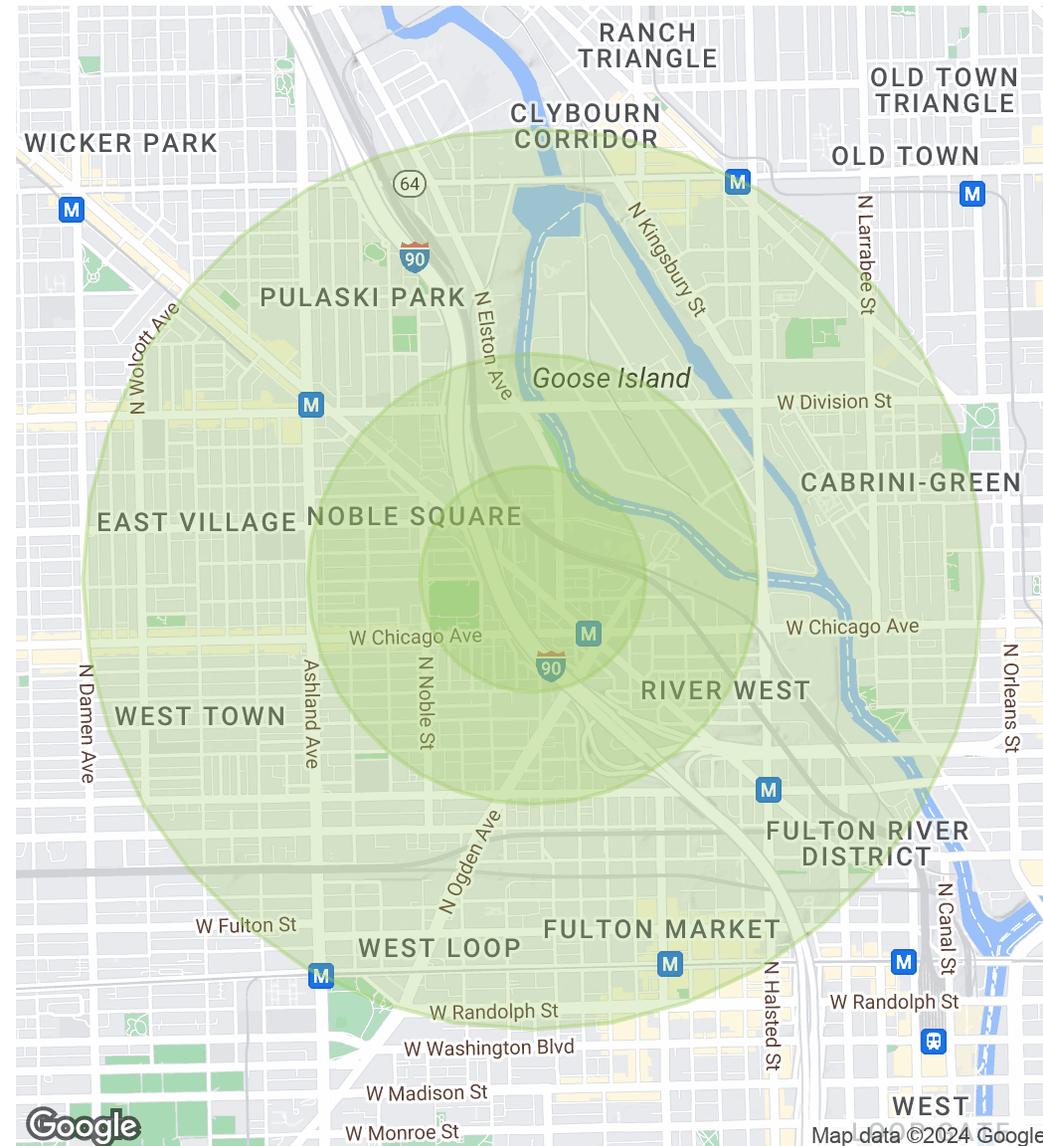
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,543	11,498	49,079
Average Age	34.1	33.0	33.2
Average Age (Male)	34.3	33.9	33.5
Average Age (Female)	33.9	33.2	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	794	5,948	26,497
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$133,779	\$126,885	\$150,050
Average House Value	\$518,297	\$497,345	\$515,781

* Demographic data derived from 2020 ACS - US Census



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