



**LEASE**

# West Street Offices in Downtown Lansing

**3513-3517 RIDGE ROAD AND 18241-18259**

**WEST STREET**

Lansing, IL 60438

**PRESENTED BY:**

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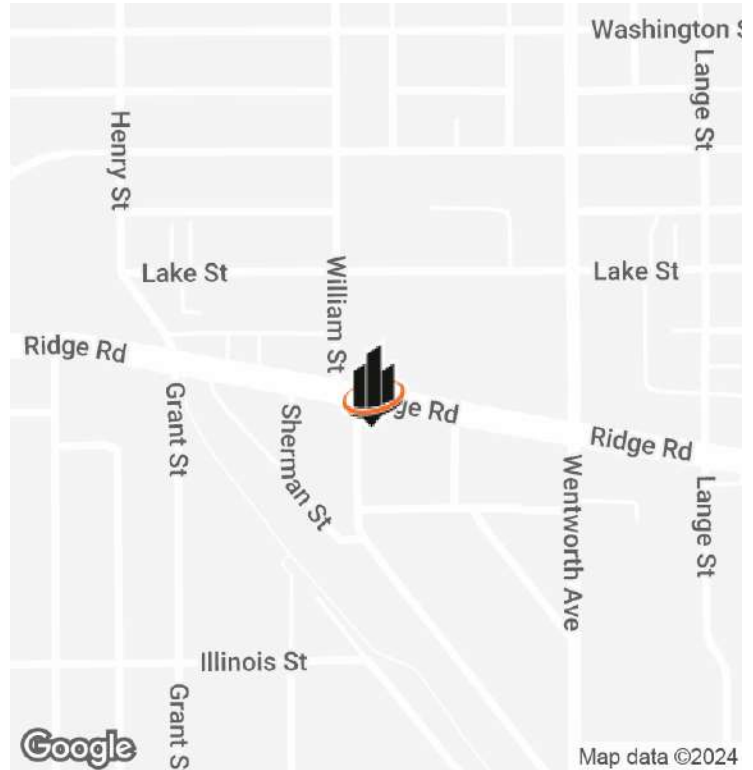
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$325.00 - \$1,600.00 per month (MG)
<b>NUMBER OF UNITS:</b>	16
<b>NUMBER OF UNITS AVAILABLE:</b>	2
<b>AVAILABLE SF:</b>	+/-150 SF or 900 SF
<b>LOT SIZE:</b>	0.51 Acres
<b>BUILDING SIZE:</b>	15,961 SF

## PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 3513-3517 Ridge Road and 18241-18259 West Street in Lansing, IL. This multi-tenant retail, office, and warehouse property is located in the heart of downtown Lansing along Ridge Road (historical Main Street) with high visibility and easy access, the property has side and rear ample parking. 2 Units are available for lease +/-150 SF or +/-900 SF. Join Subway, Universal Martial Arts, Norm's Military, Universal Cleaning, The Pet Set and more.

## PROPERTY HIGHLIGHTS

- ±150 SF or 900 SF Office Suites
- Open Concept | Full Service
- Along Ridge Road and West Street
- Off-street parking at side and rear

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## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	MG; Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	150 - 900 SF	<b>LEASE RATE:</b>	\$325.00 - \$1,600.00 per month

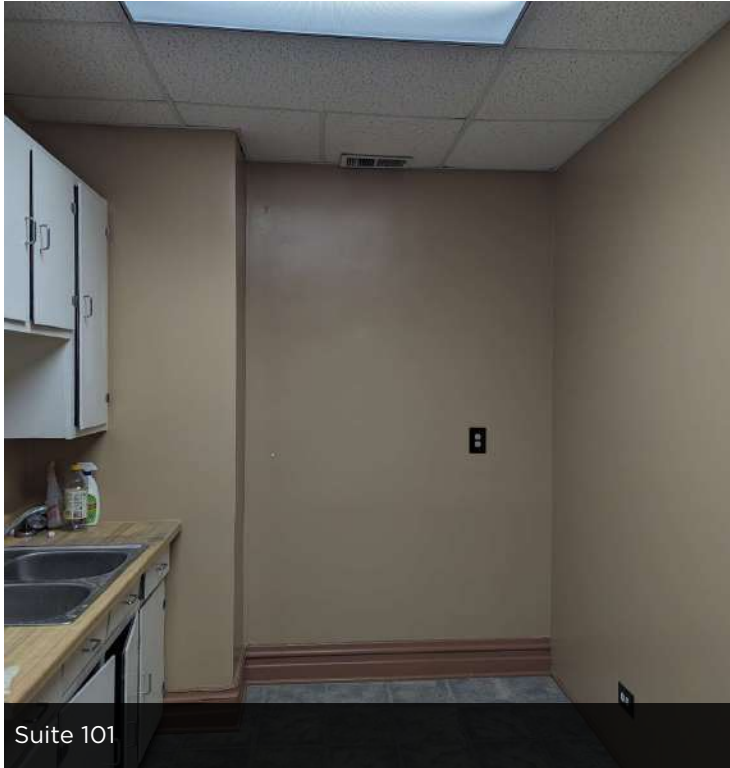
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	150 SF	Modified Gross	\$325 per month	Office or Reception Kitchenette
Suite 205	Available	900 SF	Modified Gross	\$1,600 per month	Open Concept   Kitchenette

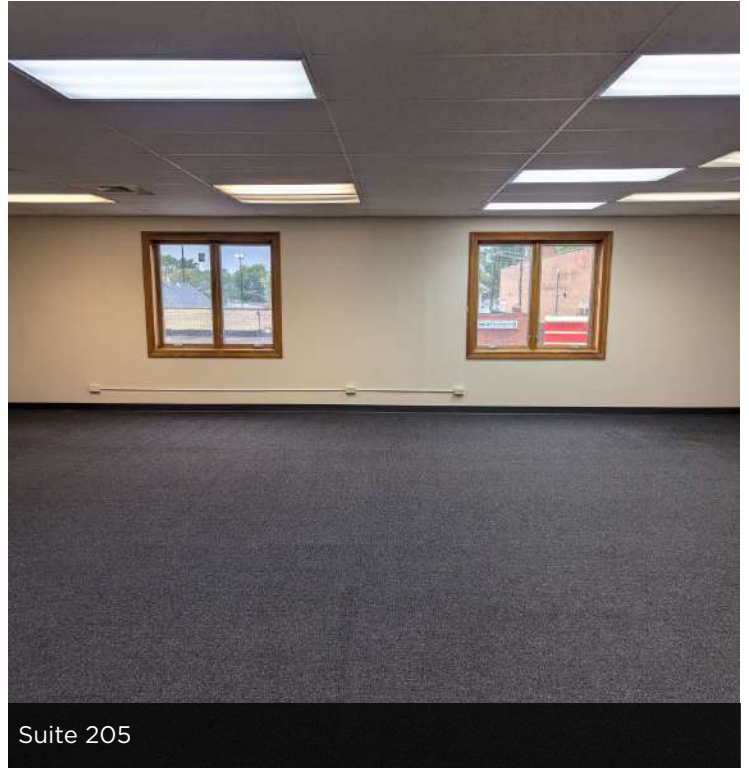
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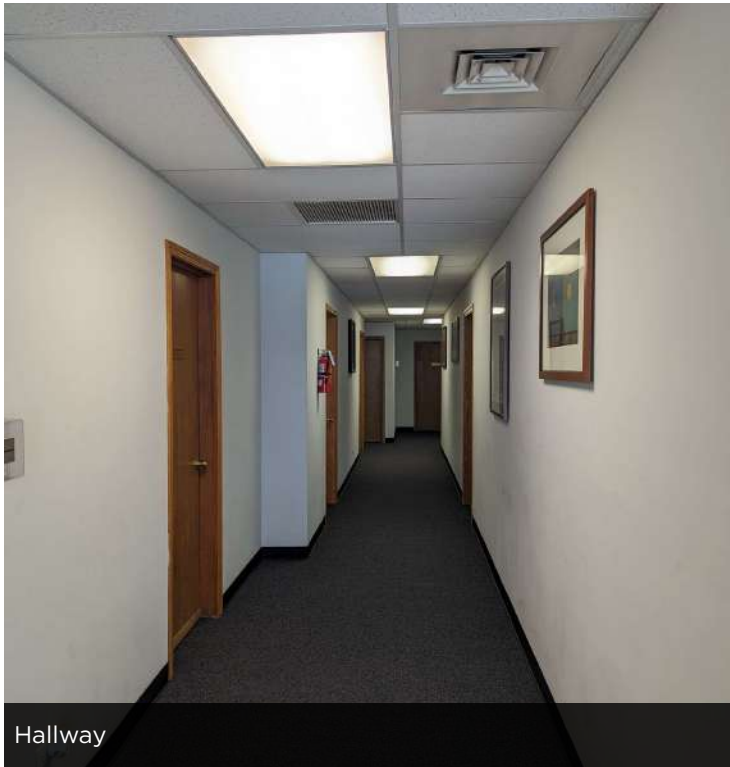
# SUITE PHOTOS



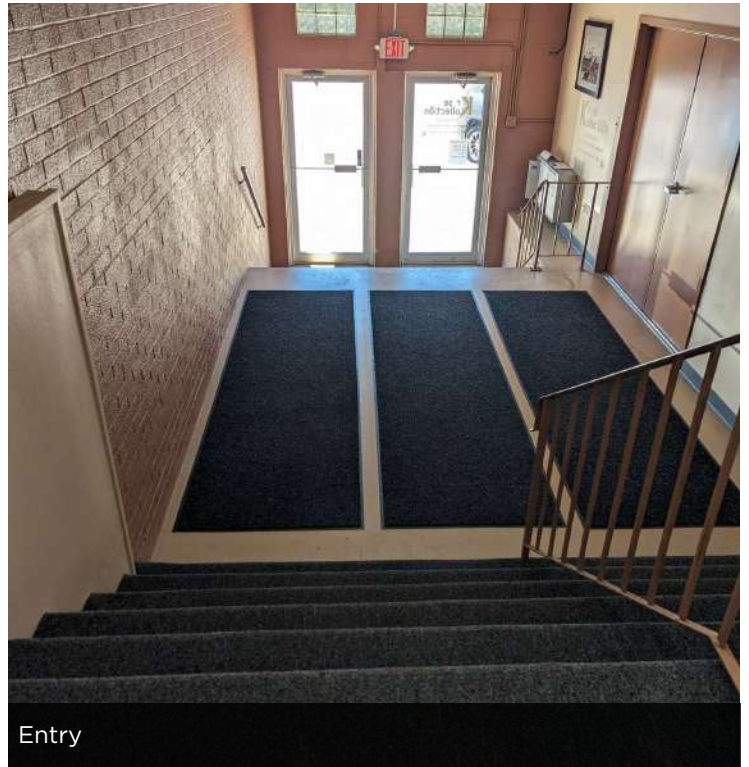
Suite 101



Suite 205



Hallway



Entry

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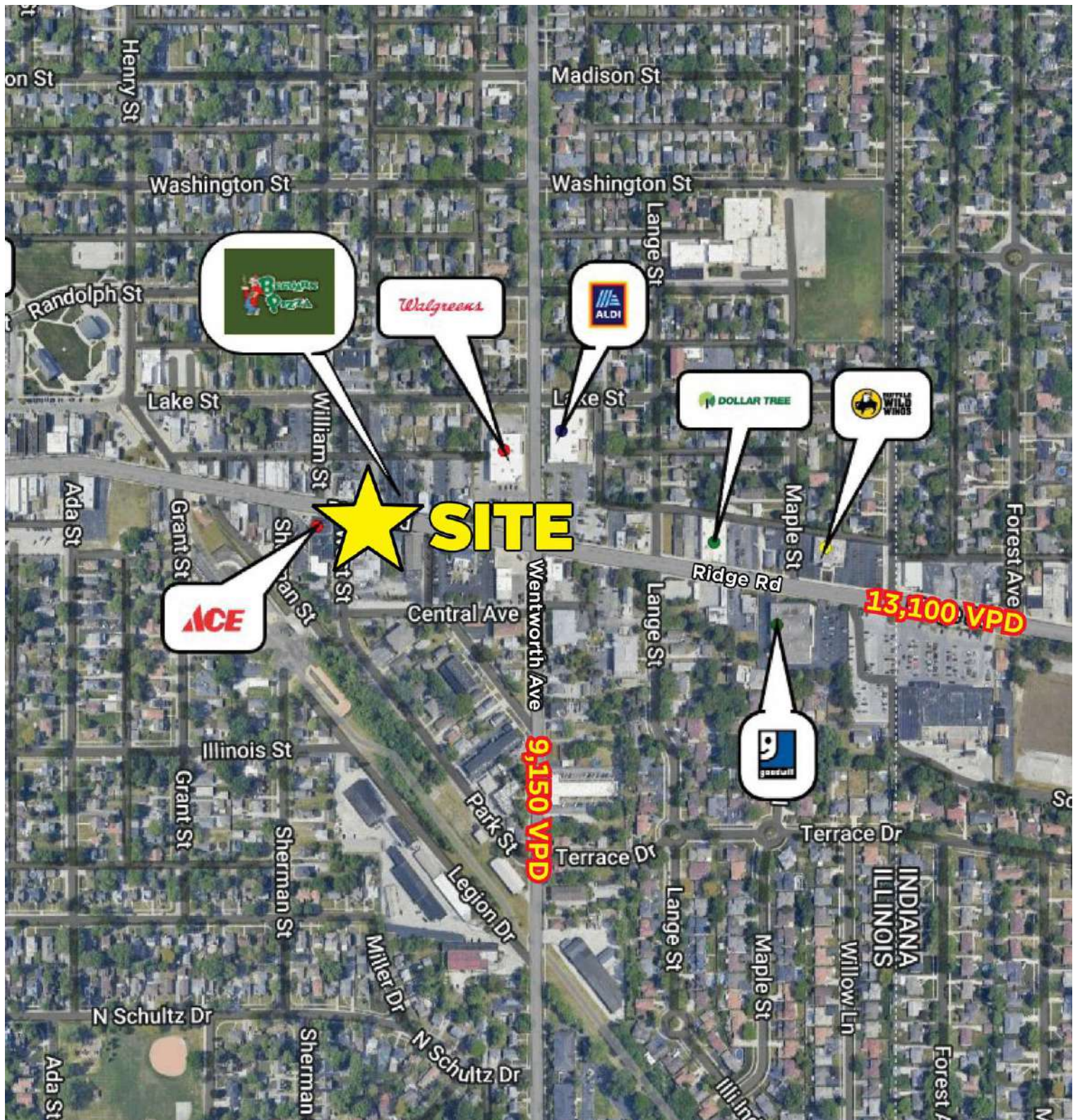
## ADDITIONAL PHOTOS



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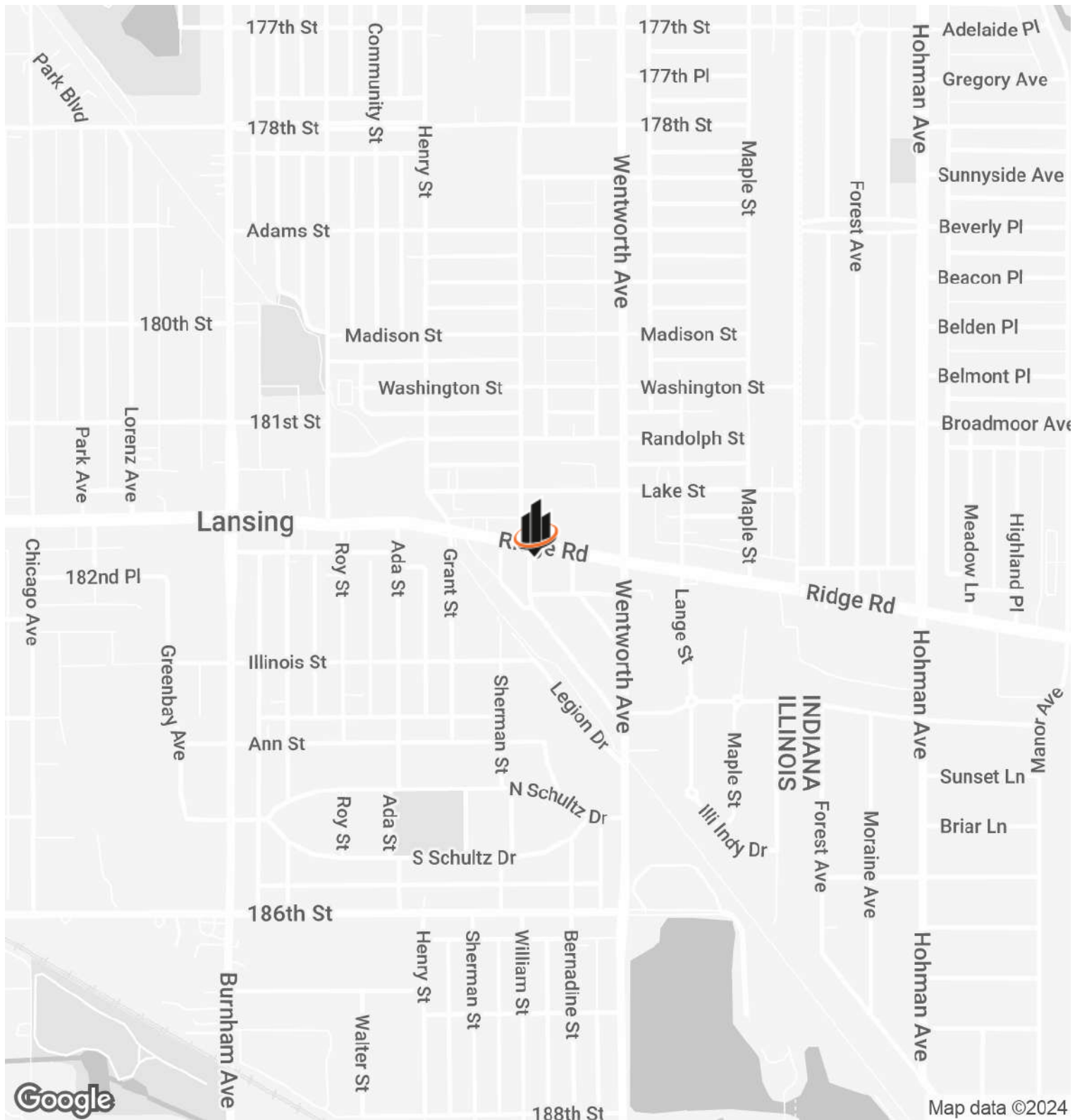
# AREA AERIAL



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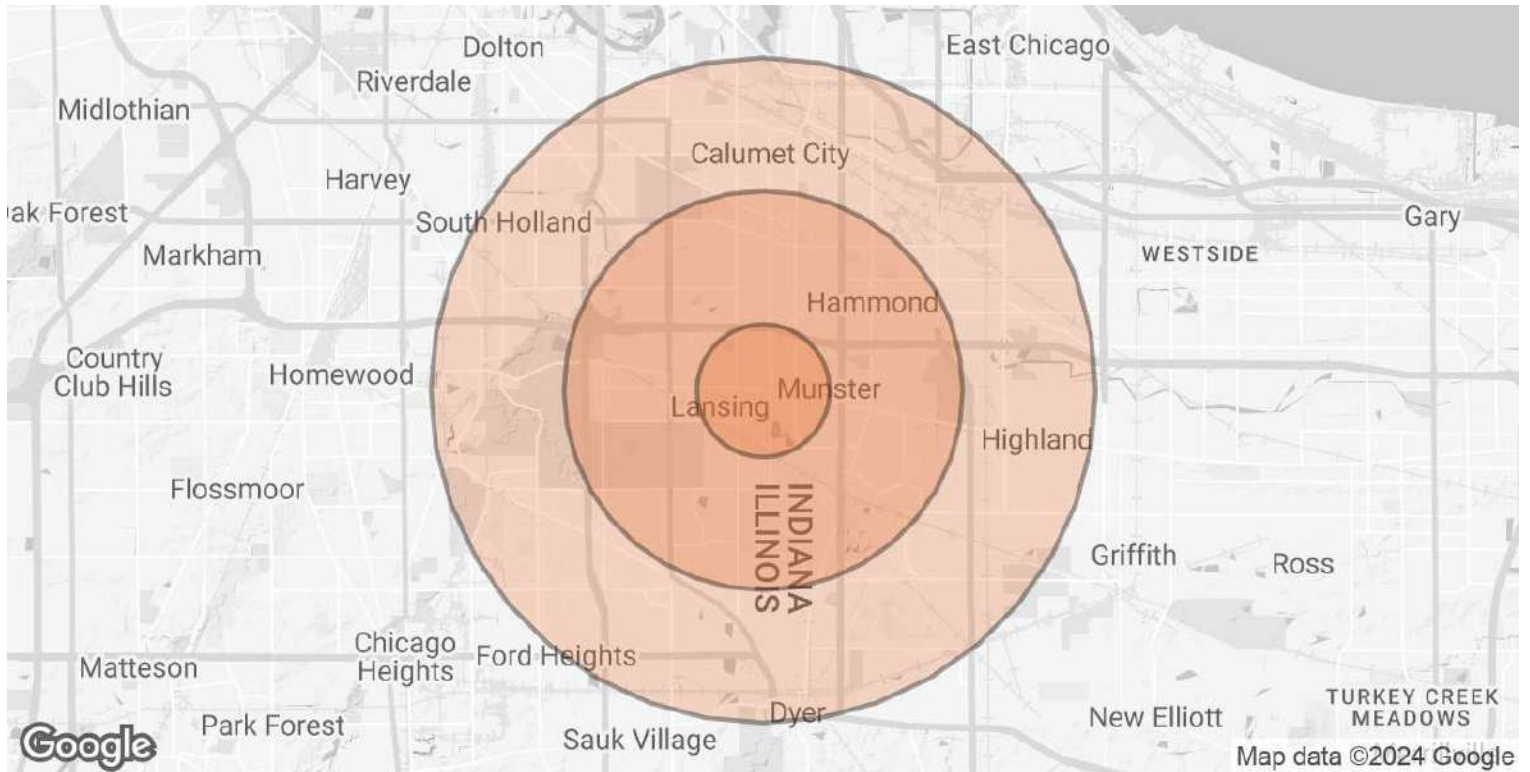
# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	16,380	92,119	231,204
<b>AVERAGE AGE</b>	41	41	41
<b>AVERAGE AGE (MALE)</b>	39	39	39
<b>AVERAGE AGE (FEMALE)</b>	43	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	6,492	35,636	90,065
<b># OF PERSONS PER HH</b>	2.5	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$92,584	\$90,826	\$84,807
<b>AVERAGE HOUSE VALUE</b>	\$219,944	\$230,906	\$216,915

Demographics data derived from AlphaMap

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