

9139 S COMMERCIAL - +/-5,500 SF 2ND GENERATION DAYCARE/SCHOOL

9139 SOUTH COMMERCIAL AVENUE, CHICAGO, IL

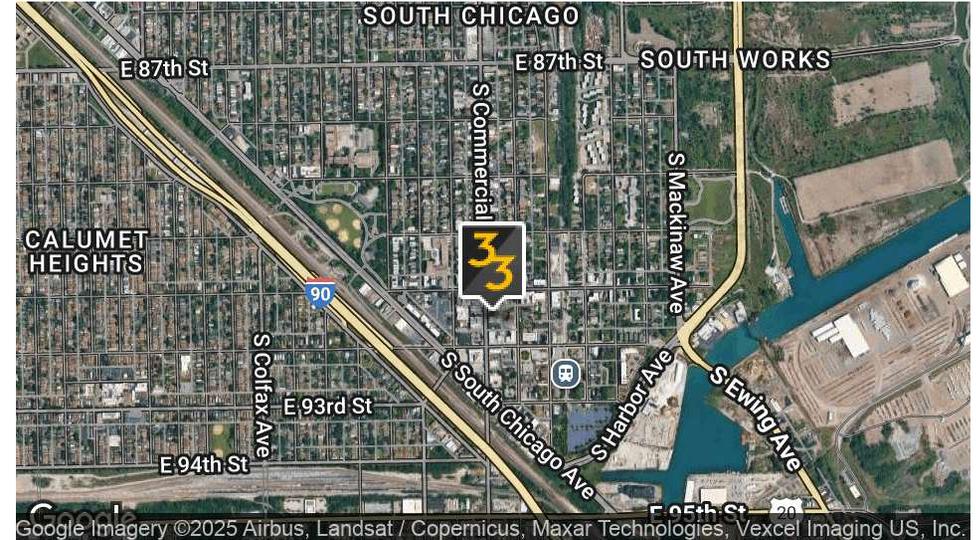


PRESENTED BY: **GENE
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OFFERING SUMMARY

| | |
|----------------------|---------------------------|
| Lease Rate Monthly: | \$9,500.00 per month (MG) |
| Lease Rate Per Year: | \$20.73/SF |
| Available SF: | 5,500 SF |
| Number of Units: | 1 |
| Zoning: | B1-3 |
| Market: | Chicago |
| Submarket: | South Chicago |

PROPERTY OVERVIEW

33 Realty is pleased to present 9139 S Commercial, a +/-5,500 SF ground level commercial space.

The unit was previously occupied by an autism school and is near turnkey condition for a school, daycare, or similar use.

Zoned B1-3, the space is available for lease for \$9,500/month, or \$20.73/SF, with the tenant responsible for monthly rent, electric, gas, pro rata water, and trash.

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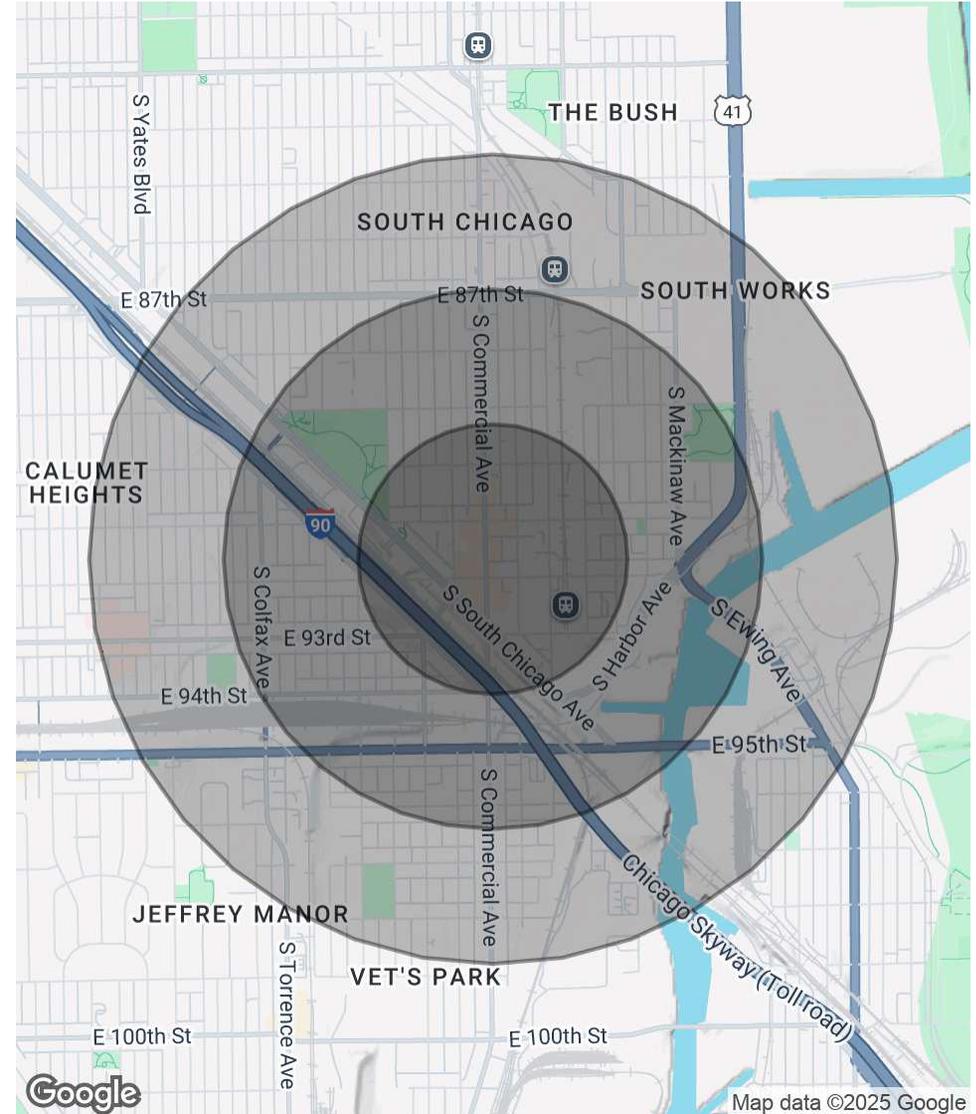
POPULATION

| | 0.3 MILES | 0.6 MILES | 0.9 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,255 | 8,822 | 16,741 |
| Average Age | 44 | 40 | 39 |
| Average Age (Male) | 42 | 38 | 38 |
| Average Age (Female) | 45 | 41 | 41 |

HOUSEHOLDS & INCOME

| | 0.3 MILES | 0.6 MILES | 0.9 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,024 | 3,528 | 6,386 |
| # of Persons per HH | 2.2 | 2.5 | 2.6 |
| Average HH Income | \$40,376 | \$51,605 | \$58,166 |
| Average House Value | \$253,306 | \$244,850 | \$222,386 |

Demographics data derived from AlphaMap



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GENE HART

Broker

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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his wife Sara, an emergency veterinarian, and three French Bulldogs: Jerry, Elaine, & Kramer in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University '11 - Real Estate Program

DePaul University - Honors Program - Liberal Studies

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REALTY