

176B N. York Rd.  
Elmhurst, IL 60126

**4 MONTHS FREE!**



2,480 SF

# RETAIL SPACE

\$15.99 PSF NNN

- Available now | 4 MONTHS FREE!
- Prime downtown Elmhurst retail space on York Rd.
- High vehicle and foot traffic location!
- 4 reserved private lot spaces
- 2,480 SF with 1 private washroom and shared men's and women's washrooms in common area.
- Up to \$10,000 Business Grant through the City of Elmhurst

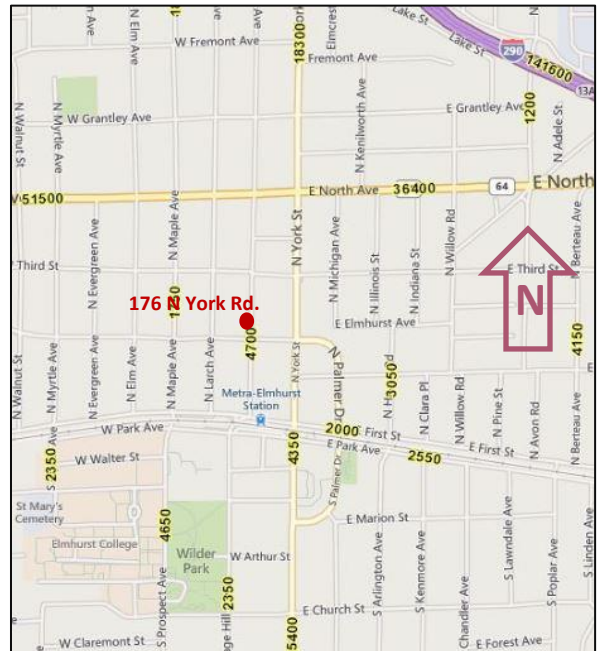
### Estimate Population in 2017: 46,662

**Median Age: 39.5**

**Estimated Average Household Income (2017): \$126,959**

**Total Annual Consumer Retail Expenditure (2012): \$541 Million**

Demographic info from [www.elmhurst.org](http://www.elmhurst.org)



**KEY INVESTMENT**  
& Management Inc.

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12/29/2020

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## Real Estate

## Brokerage

## Leasing

## Management

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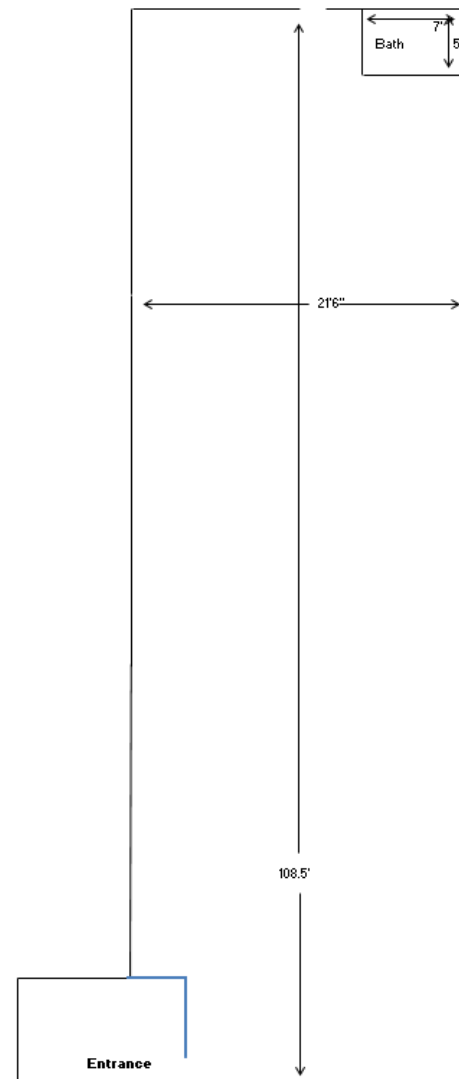
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## AVAILABLE FOR LEASE

### PROPERTY SPECIFICATIONS

Building Size:	13,768 SF
Available Space:	2,480 SF
Year Built:	1941
Zoning:	C4
Parking:	4 reserved private lot spaces
Ceiling Height:	9'06"
Power:	100 AMP
Washrooms:	1 private washroom in unit plus common area men & women's washrooms.
Sprinklered:	Yes
Utilities:	Electric, Gas
Real Estate Taxes:	\$3.27 PSF
CAM:	\$2.85 PSF
Possession:	Immediately
Lease Term:	2 years
Lease Rate:	<b>\$15.99 PSF Base</b> <b>\$22.11 PSF Total</b> <b>\$4,569.80 Per Mo. Total</b>



All dimensions are approximate. Drawing not to scale.



12/29/2020

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