

# AVAILABLE FOR LEASE

176B N. York Rd.  
Elmhurst, IL 60126



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

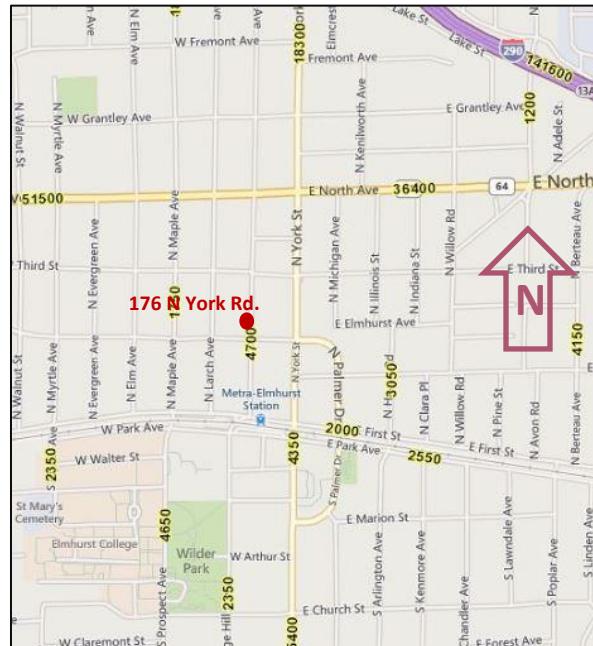
Estimate Population in 2017: 46,662

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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Lombard, IL 60148  
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12/29/2020

## FOR FURTHER INFORMATION CONTACT:

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Real Estate

Brokerage

Leasing

Management

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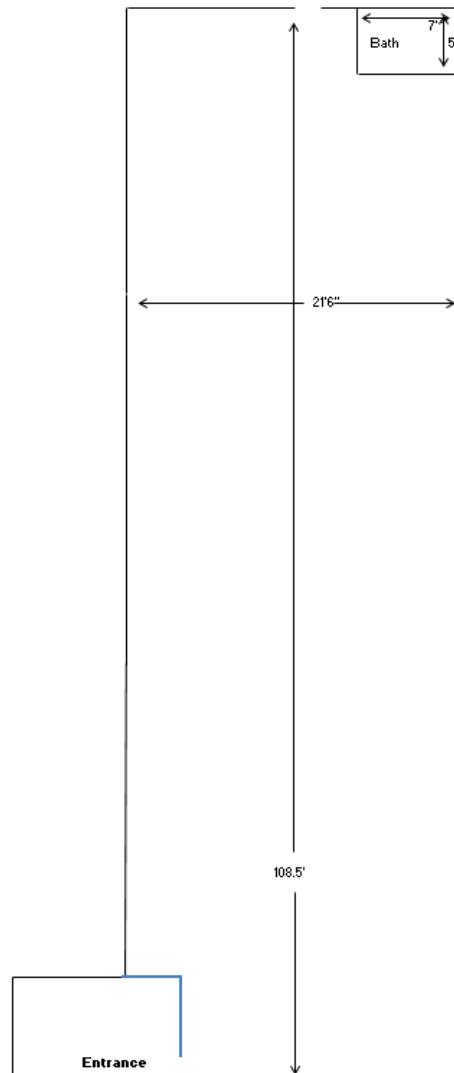
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PROPERTY SPECIFICATIONS	
Building Size:	13,768 SF
Available Space:	2,480 SF
Year Built:	1941
Zoning:	C4
Parking:	4 reserved private lot spaces
Ceiling Height:	9'06"
Power:	100 AMP
Washrooms:	1 private washroom in unit plus common area men & women's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



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