



BIENVENIDOS A LITTLE VILLAGE

**LEASE**

**3126 W 26th Street**

**3126 W 26TH STREET**

Chicago, IL 60623

**PRESENTED BY:**

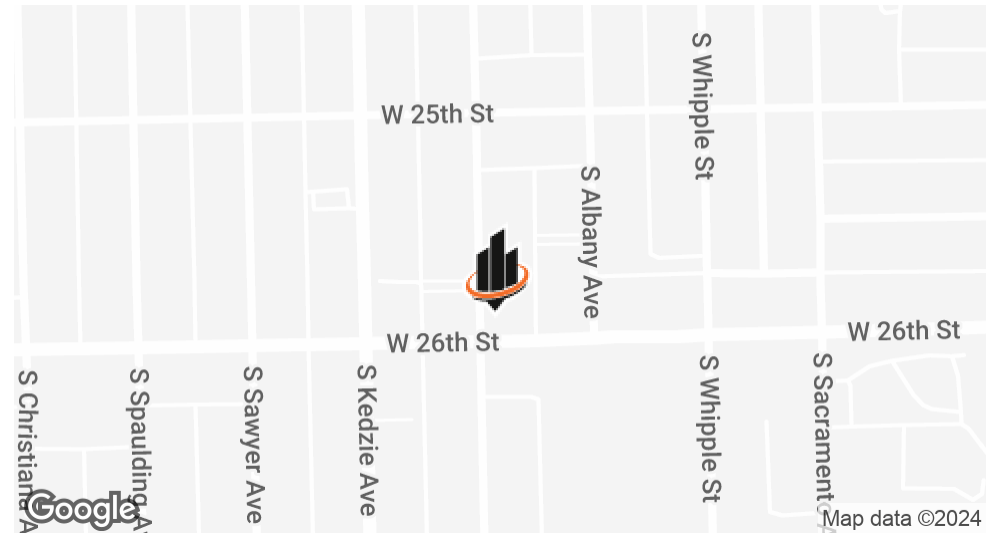
**JOSÉ COLÓN**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4,000.00 per month (NNN)
<b>AVAILABLE SF:</b>	950 SF
<b>LOT SIZE:</b>	3,125 SF
<b>BUILDING SIZE:</b>	950 SF

## PROPERTY DESCRIPTION

This gem of a building is perfectly situated at the entrance of Little Village, right next to its iconic arch which leads into one of Chicago's top retail corridors. Steps from the newly renovated Little Village Plaza, featuring key retailers such as Walgreens, Starbucks, La Baguette, and the well-known Discount Mall. This property also includes convenient parking, making it an ideal choice for a business looking to capitalize on the high foot traffic and visibility.

## PROPERTY HIGHLIGHTS

- Terrific location
- Parking
- Great foot traffic

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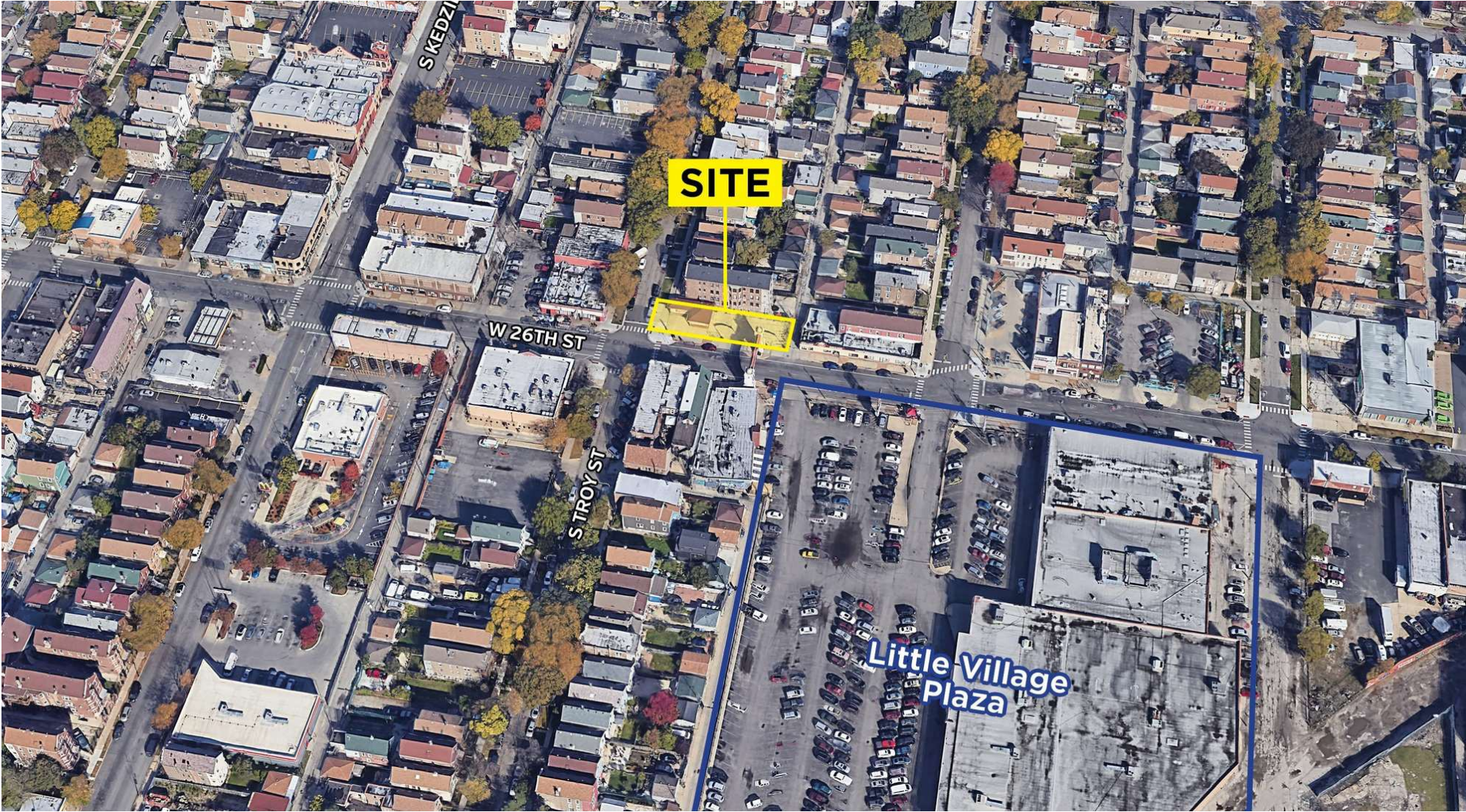
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**ADDITIONAL PHOTOS**



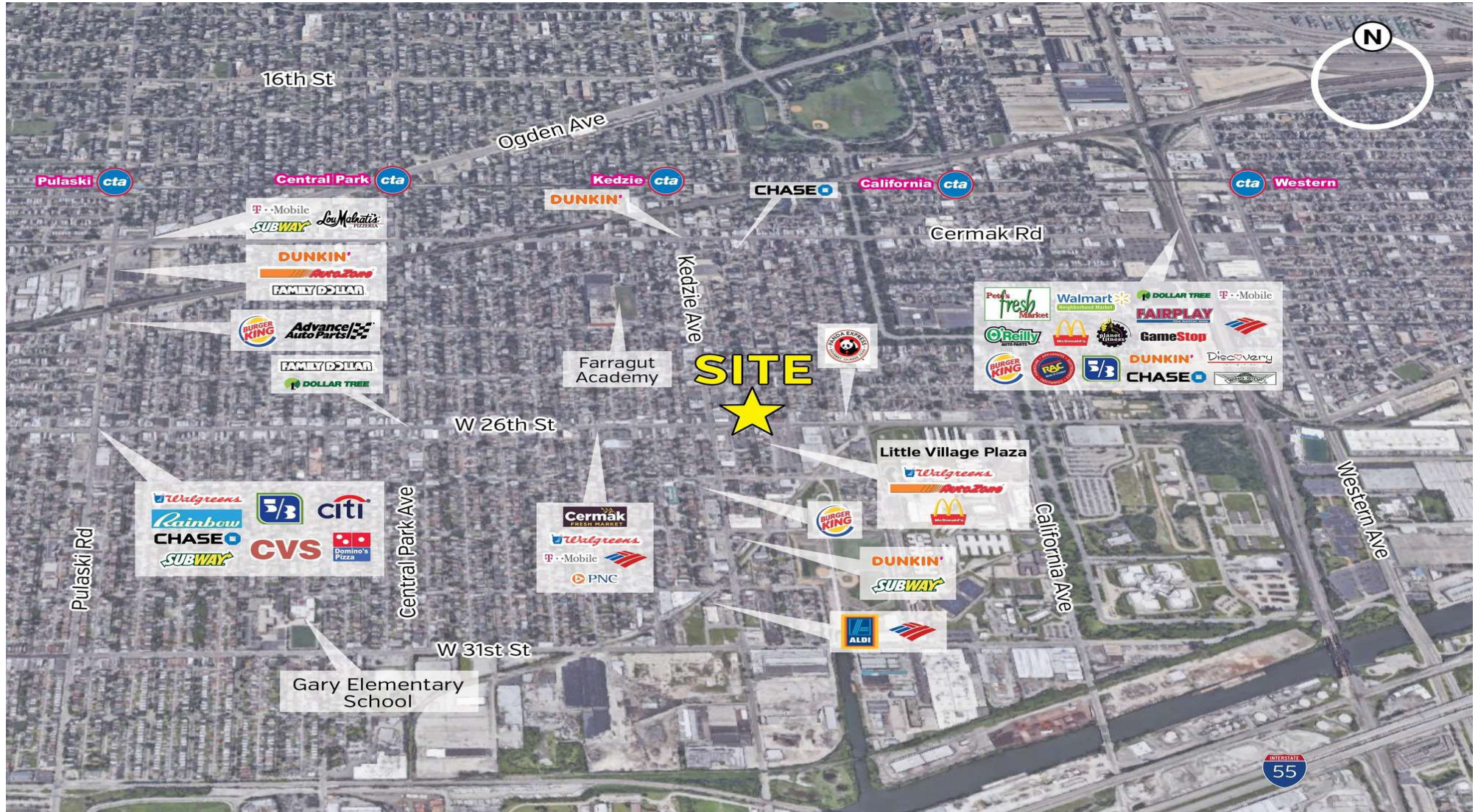
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**SITE LOCATION**



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# RETAIL MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

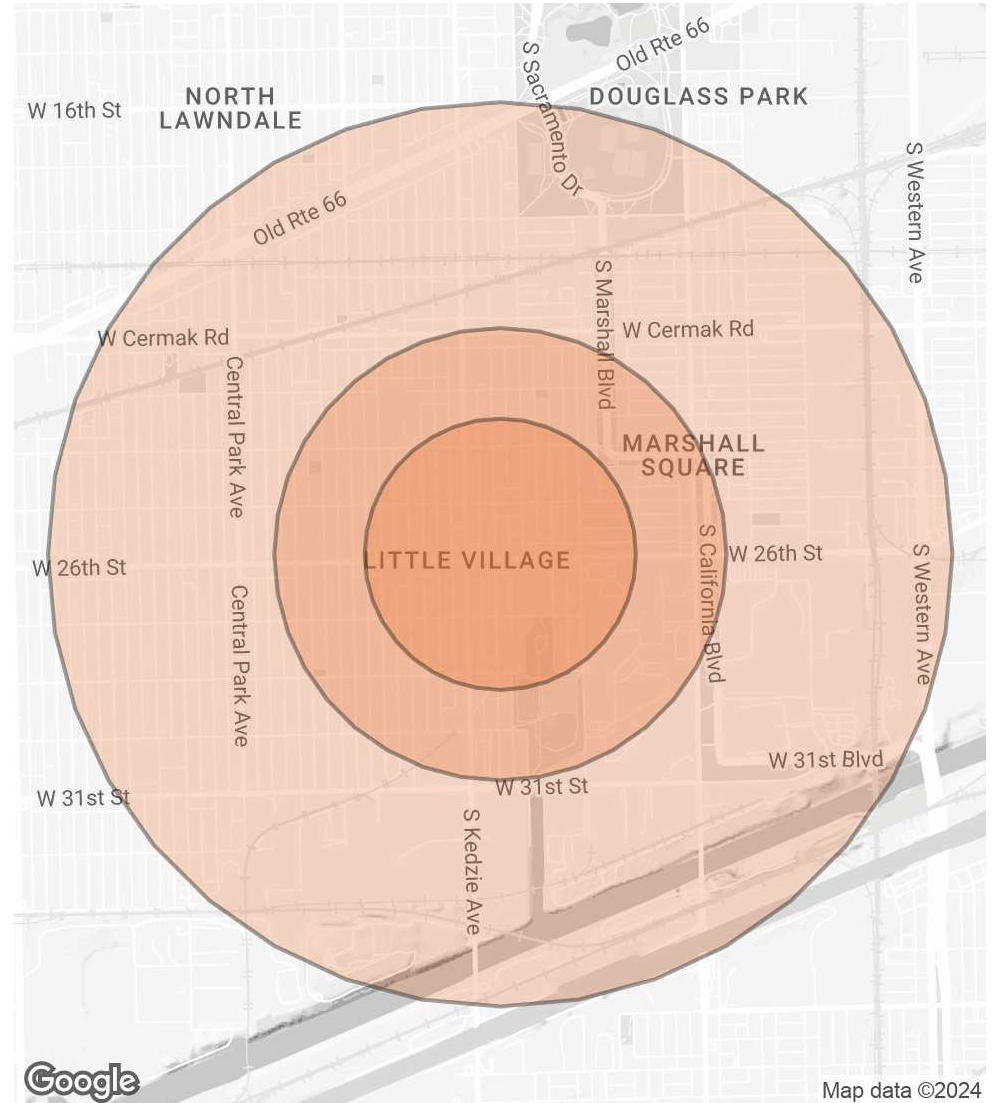
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	7,673	22,463	55,033
<b>AVERAGE AGE</b>	35	35	35
<b>AVERAGE AGE (MALE)</b>	35	35	35
<b>AVERAGE AGE (FEMALE)</b>	36	35	36

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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<b>TOTAL HOUSEHOLDS</b>	2,019	5,892	15,988
<b># OF PERSONS PER HH</b>	3.8	3.8	3.4
<b>AVERAGE HH INCOME</b>	\$47,179	\$51,219	\$60,799
<b>AVERAGE HOUSE VALUE</b>	\$206,310	\$240,641	\$256,428

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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