

FOR LEASE

Office / Retail

3541-3545 N Elston Ave,
Chicago, IL 60618

CRER



Michael Weaver

CRER Senior Director

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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PROPERTY OVERVIEW

PROPERTY IDENTIFICATION:

3541-3545 N Elston Ave, Chicago, IL 60618

ASKING RATE:

Request

PROPERTY TYPE:

Retail / Office

ZONING:

C1-1

PROPERTY SUB TYPE:

Storefront / Retail

GROSS LEASABLE AREA:

2,500 Sq. Ft.

PARKING:

Private Parking

PROPERTY DESCRIPTION

Excellent location with on-site parking located 5 minutes to the Kennedy X-way. 29,300 vehicles pass this location daily. Join Rock Counter Kitchen & Bath in the adjacent space. Great and newly remondled space for small business that repairs or creates. 10' X 10' drive in door for loading and 25 car parking at the rear of the building. C1-1 zoning allows for many uses including: Daycare, Dog Daycare, Veterinary, Artist Work Shop, Body Art/Tattoo, Employment Agency, Contractor Office, Restaurant, Convenient Store, Liquor Store, Medical/Dental Office, Barber Shop, Hair/Nail Salon, Massage Therapy, Light Equipment Sales and Rental.



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PROPERTY PHOTOS

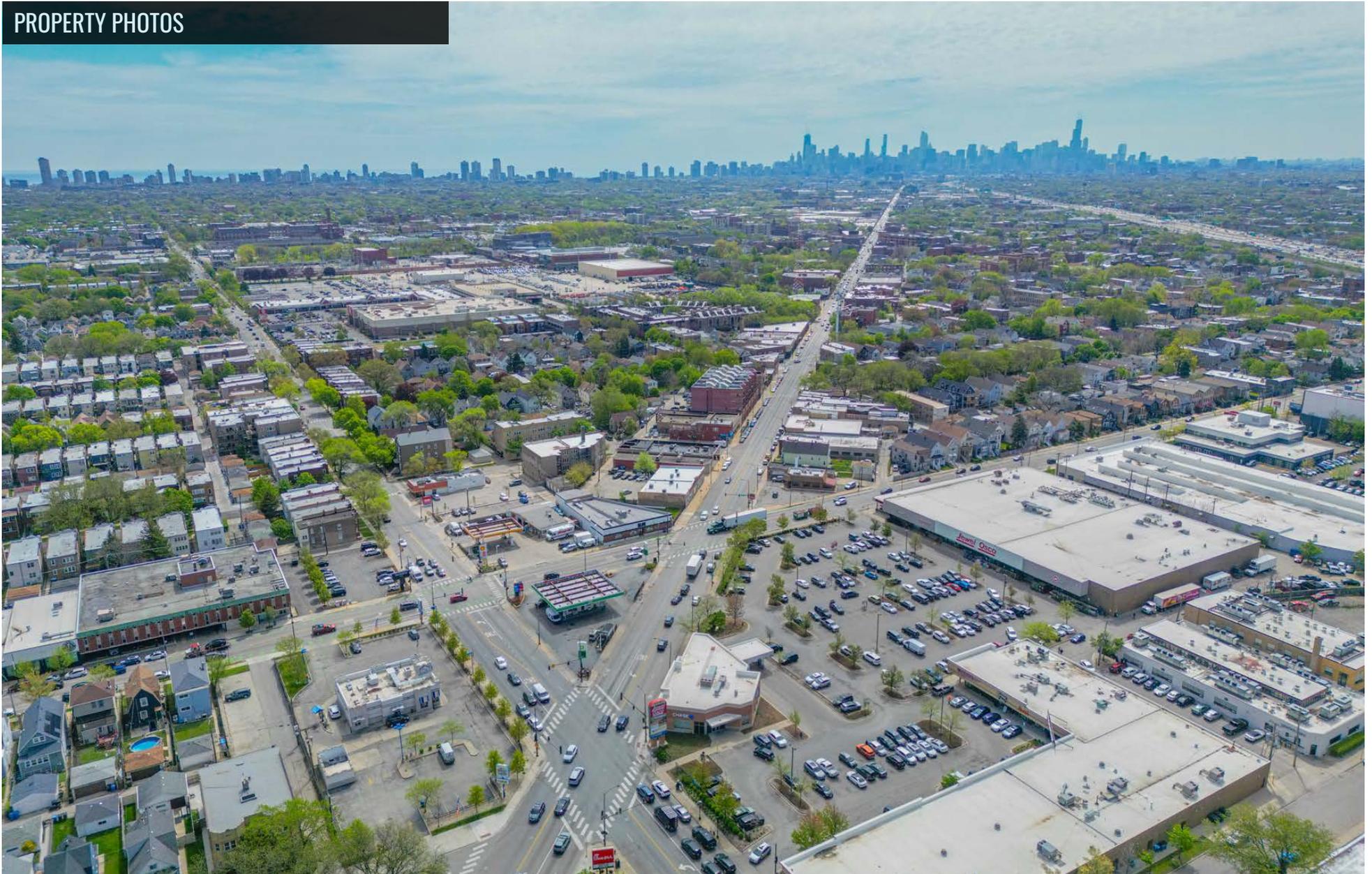


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PROPERTY PHOTOS



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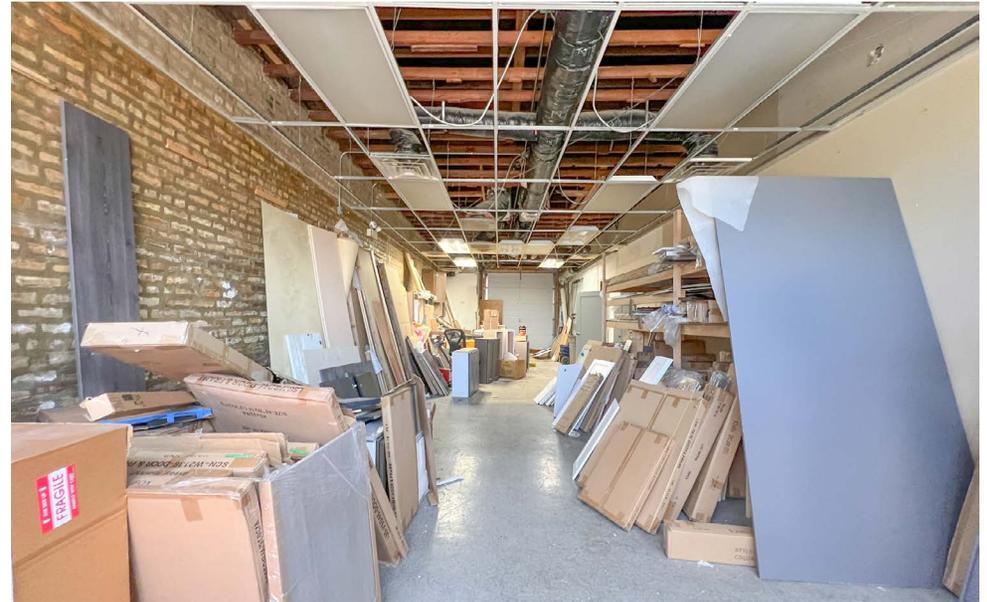
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2024 Total Population	43,229	479,765	1,149,093
2029 Population	40,226	454,709	1,097,943
Pop Growth 2024-2029	(6.95%)	(5.22%)	(4.45%)
Average Age	37	37	38
2024 Total Households	17,161	199,866	500,777
HH Growth 2024-2029	(7.37%)	\$89,015	(4.43%)
Median Household Inc	\$83,179	\$92,056	\$80,186
Avg Household Size	2.40	2.30	2.20
2024 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$430,822	\$447,242	\$391,931
Median Year Built	1947	1947	1949

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TRANSPORTATION



TRANSIT / SUBWAY

DRIVE

WALK

DISTANCE

- Addison Station (Blue Line) (Blue Line - Chicago Transit Authority "L" Trains (The "L"))

3 min	12 min	0.6 mi
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- Belmont Station (Blue Line) (Blue Line - Chicago Transit Authority "L" Trains (The "L"))

2 min	15 min	0.8 mi
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COMMUTER RAIL

DRIVE

DISTANCE

- M Irving Park Station (Union Pacific Northwest Line - Northeast Illinois Regional Commuter Railroad (Metra))

3 min	1.6 mi
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- M Grayland Station (Milwaukee District North Line - Northeast Illinois Regional Commuter Railroad (Metra))

4 min	1.9 mi
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AIRPORT

DRIVE

WALK

DISTANCE

- Chicago O'Hare International Airport

18 min	-	11.5 mi
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- Chicago Midway International Airport

24 min	-	12.7 mi
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CRER

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 20 Years of continuous company growth



20 Year Anniversary
Timeline Video

Partnerships

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



Company Introduction

CRER (Chicago Real Estate Resources, Inc.) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need.

From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio.

Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

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Areas of Expertise

CRER brokers offer a breadth of knowledge and expertise encompassing all asset classes and marketplaces throughout the Chicago metro area. CRER provides professional expertise in the following areas of commercial real estate:

Sales

Our extensive database of investors, knowledge of the market and listing syndication with CoStar, LoopNet and the MLS, ensures maximum market exposure for all of our listings.

Leasing

Our experienced brokers work with building owners to properly market and attract quality tenants to maximize occupancy as well as negotiate leases at maximize a property's profit potential.

Aquisitions

With access to all on-market listings as well as many off-market and REO opportunities, our commercial brokers will find the opportunity you are looking for.

Valuation

With a team of experienced commercial brokers knowledgeable on the day-to-day market conditions, CRER is wellequipped to handle valuations of all property types.

To learn more visit CRER.com

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Michael Weaver



Michael Weaver has registered over 30 years of experience in the real estate industry and joined Chicago Real Estate Resources with a wealth of knowledge pertaining to commercial sales.

As a 1985 graduate of Texas A&M, Mike has brokered and leased properties with a value in excess of over \$400,000,000. He has worked with a variety of professional and retail organizations, such as American International Group, Northern Trust Bank, Dunkin Donuts, and Payless Shoe Source.

One of Mike's proudest moments came with the sale of a large development then known as 601 West Chicago Avenue. 601 West Chicago was a 250,000 square foot loft building owned by Montgomery Ward that operated as part of the company's catalog operations. This Chicago landmark is now a luxury condominium development located near the Chicago River. This sale was the first of the Montgomery Ward properties to sell as part of the Master Plan for the redevelopment of over three million square feet of commercial space and 23 acres of land.

Mike is a very personable, client-focused broker who has shown his knowledge and expertise in negotiating for his many clients. He is delighted to continue to service these clients at Chicago Real Estate Resources as well as build his client base.

Contact Information

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