

## 3735 W. BELMONT AVE. CHICAGO, IL 60618

# FOR SALE OR LEASE: TWO-STORY WAREHOUSE/OFFICE/FLEX/CREATIVE BUILDING

12,000 SF TOTAL (DIVISIBLE TO 6,000 SF PER FLOOR)



Building Size:	±12,000 SF Total	sski Rd	90	
	(Divisible to $\pm 6,000$ SF per Floor)	- D D		
Asking Price:	<del>\$1,150,000</del> \$1,025,000	ddison St	94 Floor & Decor	
Rental Rate:	<del>\$4,750 Monthly, Gross (Per Floor)</del> \$4,000 Monthly, Gross (Per Floor)	Speed Queen Laundry	The Home Depot (a)	
Drive-In Doors:	1	Sorry Mama Tattoo Chicago		
Ceiling Height:	12' Clear	Burger King W. Belmont Ave.		
Parking:	Approx. 1,400 SF Outdoor Space			
	Parking for 4/5 Cars	• 190/94 is half a		
Sprinklers:	Wet	away (4-minute	mile	
oning:	B3-3	4	f a mile	
Ward/Alderman:	35th Ward—Carlos Ramirez-Rosa	<ul> <li>away (4-minute drive)</li> <li>Blue Line is half a mile away (10 minute</li> </ul>		
Гахе <b>s (2023)</b> :	\$31,445	walk)		
Features:	Heavy timber 2-story building	<ul> <li>Belmont &amp; Han</li> </ul>	Longman & Eagle 😗	
	• Tons of natural light	Bus Stop in Front		
	<ul> <li>New construction revitalizing the area</li> </ul>		Google	
	Close proximity to I90/94		20,100 vehicles per day travel along Belmont Avenue	
	<ul> <li>Blue Line is 10-minute walk away</li> </ul>	Traffic Count:		
	CHNEIDERMAN, SIOR		STRAUSS REALTY, LT	
847-826-4467		4220 W. Montrose avenu		
	ADAM@STRAUSSREALTY.COM		CHICAGO, ILLINOIS 6064	



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#### Photos

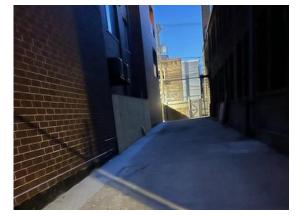














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### **Demographics**

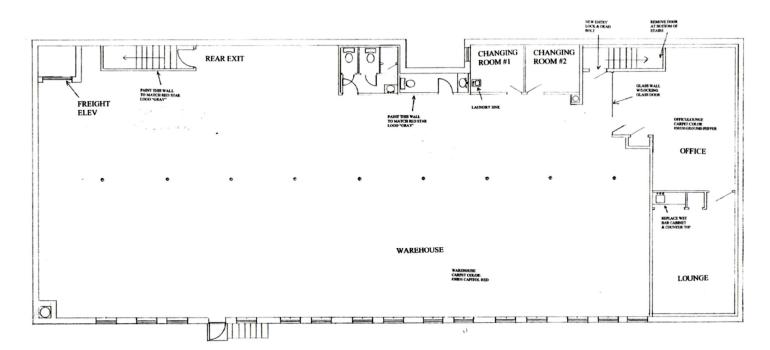
Estimates by Costar 2024

	1 mile	2 miles	3 miles
Population	47,833	202,052	444,878
Median Age	35.50	36.1	36.10
Households	19,038	77,831	172,478
Average Household Income	\$97 <i>,</i> 045	\$102,282	\$111,688
Daytime Employees	14,736	54,538	140,555

#### **Floor Plan**

(2nd Floor)

#### 6,000 SF per Floor





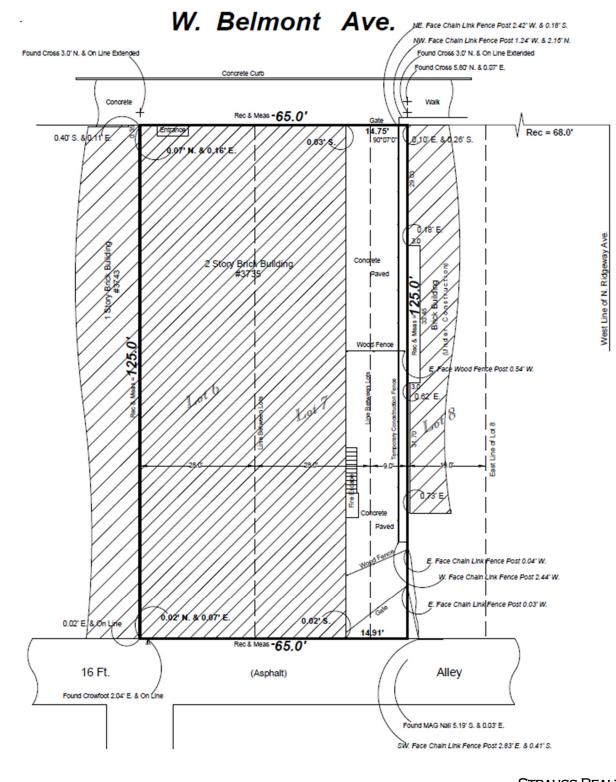
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**Survey** 





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