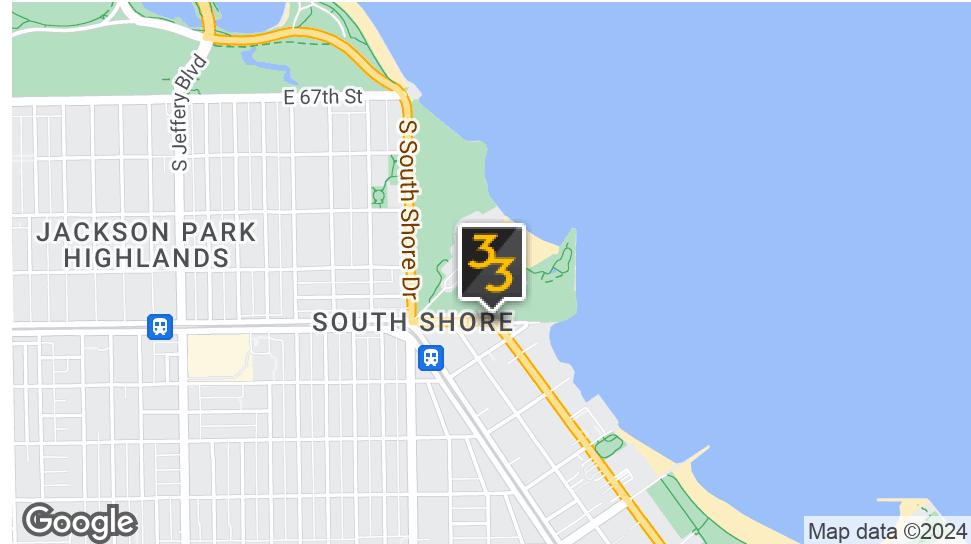


# 7100 S. SOUTH SHORE DRIVE

7100 S SOUTH SHORE DR, CHICAGO, IL



## OFFERING SUMMARY

Lease Rate:	\$5,500.00 per month (MG)
Available SF:	5,055 SF
Number of Units:	1
Year Built:	1923
Zoning:	RM-6

## PROPERTY OVERVIEW

33 Realty is pleased to present for lease 7100 S. South Shore Drive, a 5,055 SF ground floor commercial space located in the South Shore neighborhood of Chicago.

Previously utilized for co-working office space, the property is zoned RM-6 and features individual gas-forced heat and central air.

This space is ideal for a daycare, before & after school program, community organization, non-profit, office, and other uses.

The tenant is responsible for monthly rent (\$5500), electric, and gas.

PRESENTED BY: **GENE  
HART  
BROKER**  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)



# 7100 S. SOUTH SHORE DRIVE

7100 S SOUTH SHORE DR, CHICAGO, IL

33

WEST TENANT  
5,055 SQ FT.



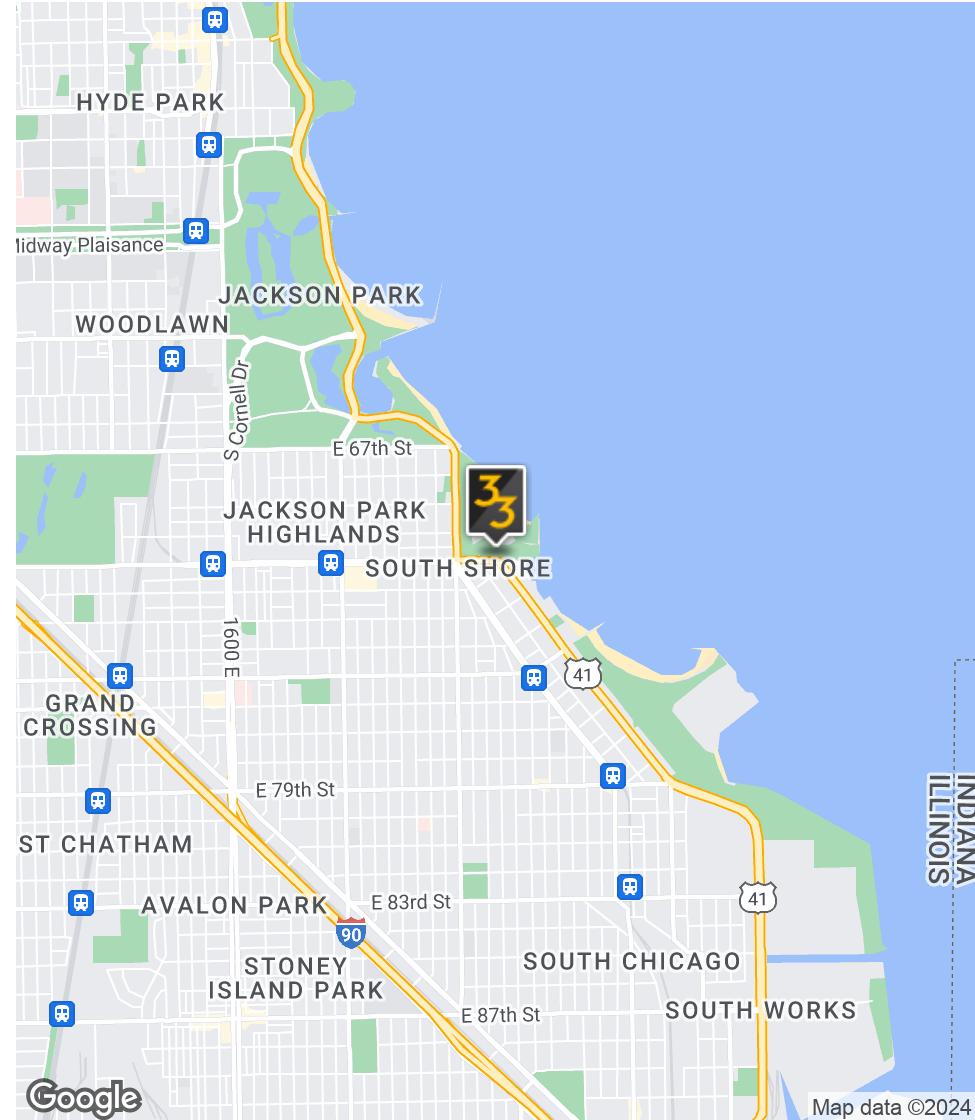
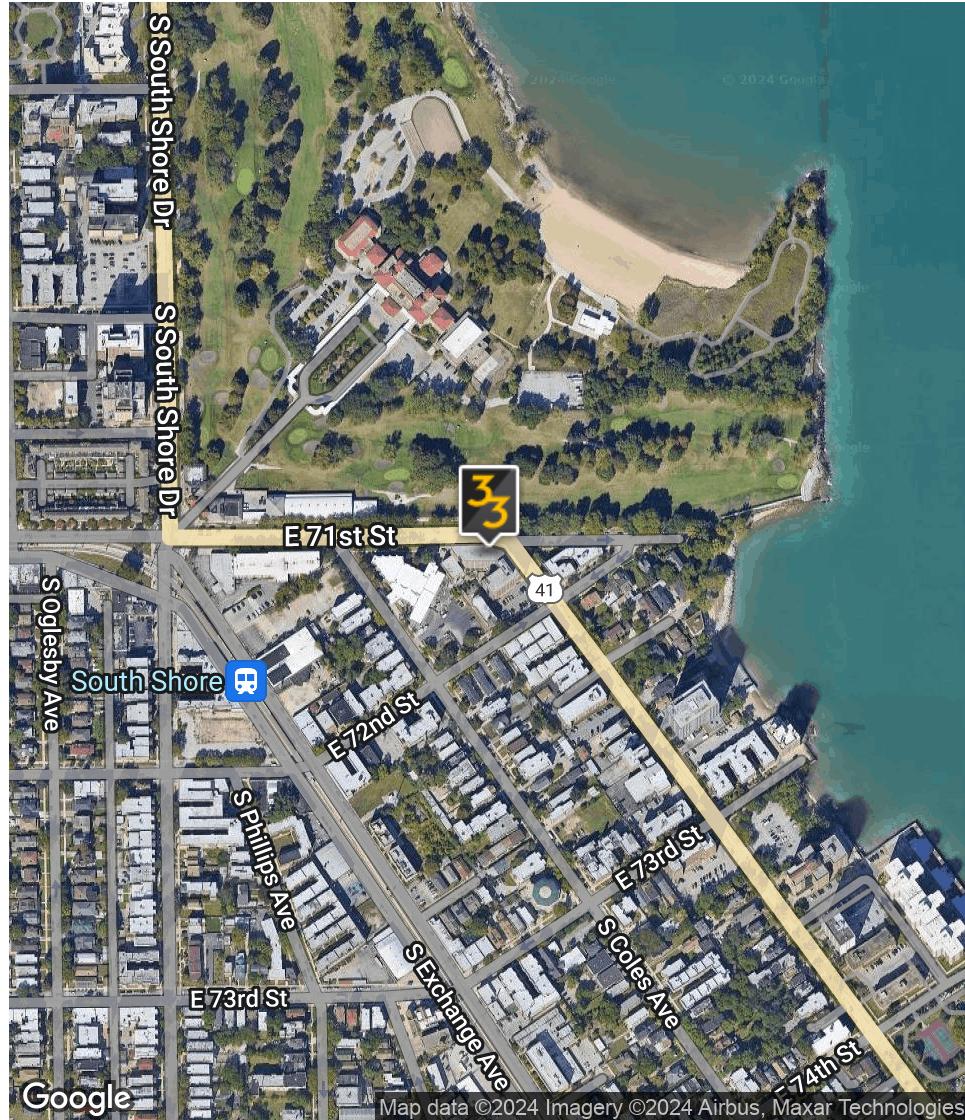
PRESENTED BY: GENE  
HART  
BROKER  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)

33  
REALTY

# 7100 S. SOUTH SHORE DRIVE

7100 S SOUTH SHORE DR, CHICAGO, IL

33



PRESENTED BY: GENE  
HART  
BROKER

219.465.8584

[gene.hart@33realty.com](mailto:gene.hart@33realty.com)

33  
REALTY

# 7100 S. SOUTH SHORE DRIVE

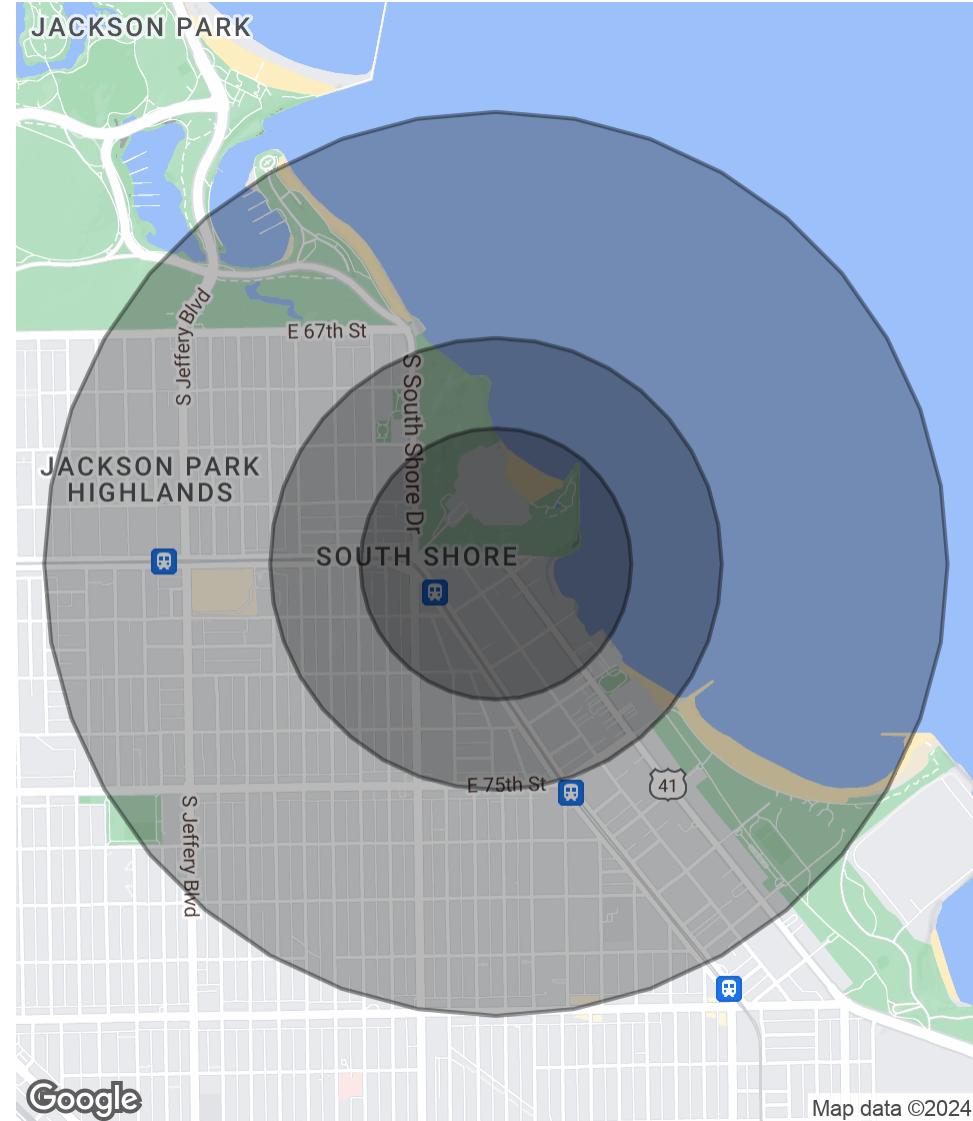
7100 S SOUTH SHORE DR, CHICAGO, IL

33

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,530	11,962	34,964
Average Age	45	43	41
Average Age (Male)	45	42	40
Average Age (Female)	46	44	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,644	6,536	17,385
# of Persons per HH	1.7	1.8	2
Average HH Income	\$56,833	\$54,879	\$57,092
Average House Value	\$211,473	\$217,948	\$301,383

*Demographics data derived from AlphaMap*



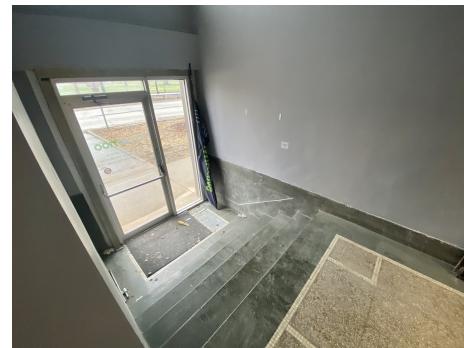
PRESENTED BY: **GENE  
HART  
BROKER**  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)

33  
REALTY

# 7100 S. SOUTH SHORE DRIVE

7100 S SOUTH SHORE DR, CHICAGO, IL

33



PRESENTED BY: **GENE  
HART  
BROKER**  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)

33  
REALTY

# 7100 S. SOUTH SHORE DRIVE

7100 S SOUTH SHORE DR, CHICAGO, IL

33



PRESENTED BY: **GENE  
HART  
BROKER**  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)

33  
REALTY

# 7100 S. SOUTH SHORE DRIVE

7100 S SOUTH SHORE DR, CHICAGO, IL



**GENE HART**

Broker

gene.hart@33realty.com

Direct: **219.465.8584**

## PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

**33 Realty**  
357 W. Chicago  
Chicago, IL 60657  
773.327.4975

**PRESENTED BY:** **GENE  
HART  
BROKER**  
219.465.8584  
[gene.hart@33realty.com](mailto:gene.hart@33realty.com)

