

LEASE

5710 N Northwest Highway

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Chicago, IL 60646



PRESENTED BY:

DAVID COUPE

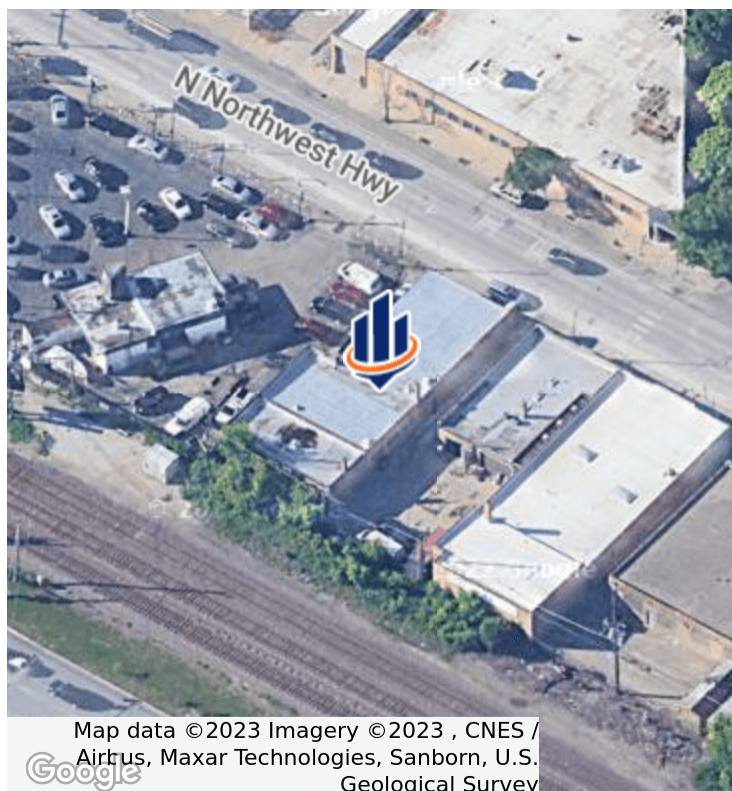
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$13.50 PSF MG
BUILDING SIZE:	4,586 SF
AVAILABLE SF:	4,586 SF
LOT SIZE:	0.145 Acres
YEAR BUILT:	1954
RENOVATED:	2001
ZONING:	M 1-1
CLEAR HEIGHT:	13'
POWER:	440 Amp 3 Phase

PROPERTY OVERVIEW

Northwest Hwy. & Nagle. Lease this well-maintained brick office/warehouse with side driveway leading to a 10' X 8' overhead drive-in dock. 1,980 SF office and 2,675 SF warehouse/storage with 13' clear height. 440 amp / 3 phase electrical service. New roof in 2019. Updated private offices, conference room, kitchen, and bathroom with shower. Call David Coupe for more information or to arrange a tour.

PROPERTY HIGHLIGHTS

- 1,980 SF Office
- 2675 SF Warehouse
- Drive-in Access
- New roof 2019
- Updated Offices, Conference Room
- Kitchen
- Bathroom with Shower
- 17,753 Vehicles Per Day

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ADDITIONAL PHOTOS



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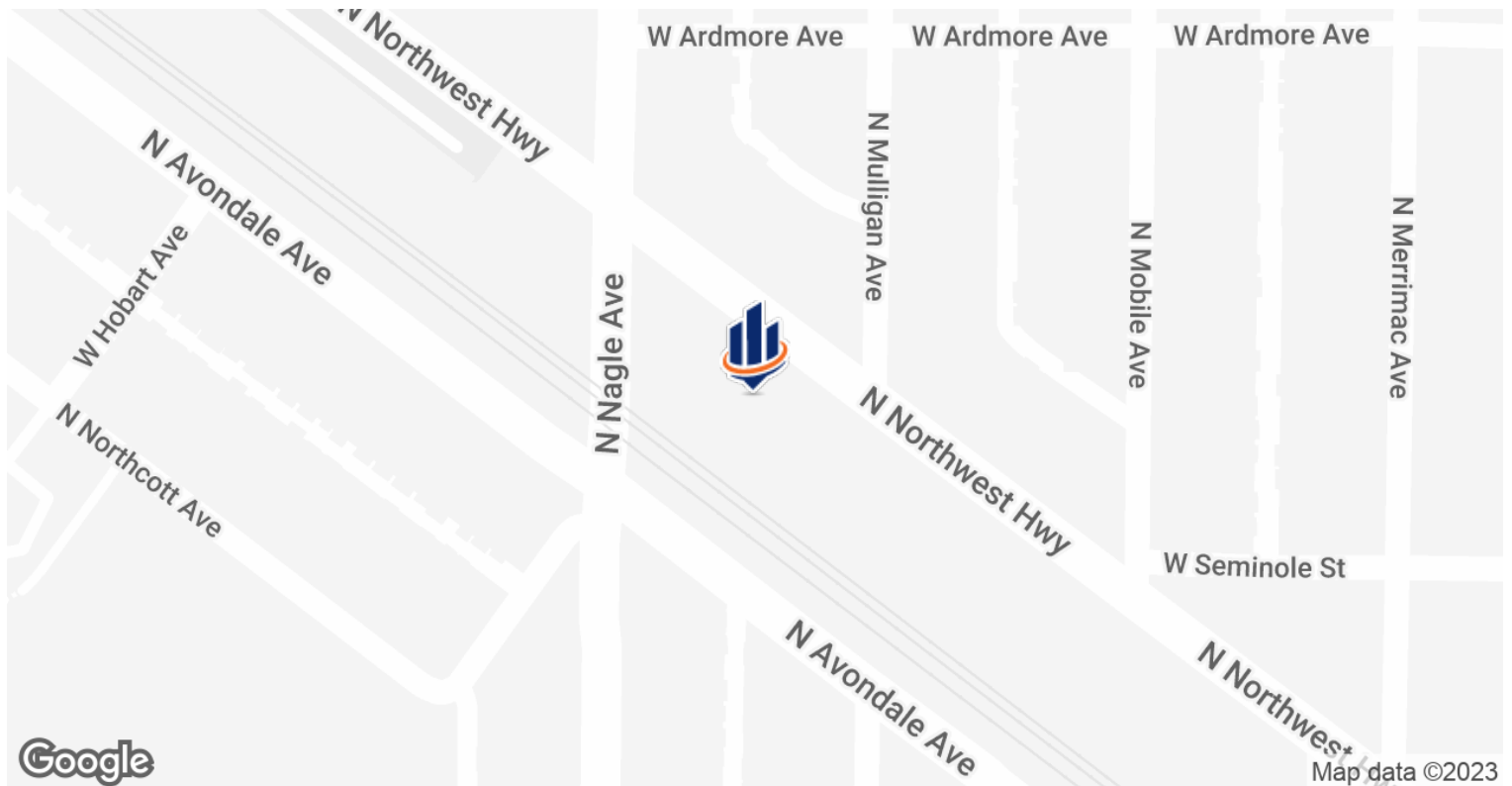
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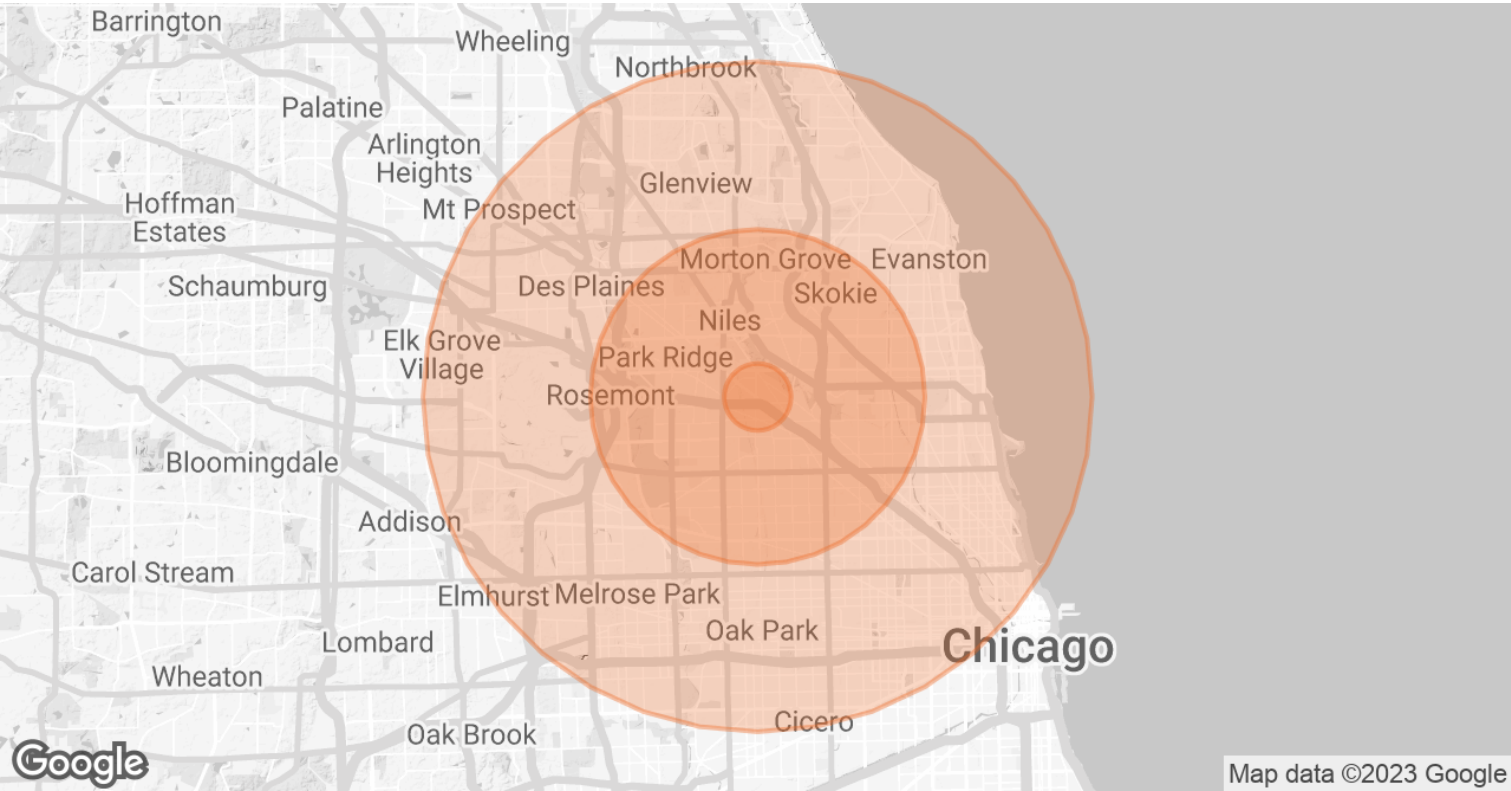


A map of Chicago, Illinois, showing the location of a new 10-story office building. The building is marked with a blue and orange icon in the North Branch area, near Forest Glen and Jefferson Park. The map includes labels for various neighborhoods and parks, such as Niles, Park Ridge, Edison Park, Lincolnwood, West Ridge, Rosemont, Norwood Park, Forest Glen, North Park, North Mayfair, Albany Park, Lincoln Square, Harwood Heights, Norridge, Schiller Park, Portage Park, Irving Park, Old Irving Park, North Center, Dunning, and Norridge. The map also shows major roads and the Chicago River. The Google logo is visible in the bottom left corner, and the text "Map data ©2023 Google" is in the bottom right corner.



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	30,095	729,711	2,356,857
AVERAGE AGE	38.5	39.9	37.9
AVERAGE AGE (MALE)	36.3	38.9	37.1
AVERAGE AGE (FEMALE)	40.7	40.9	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	11,752	282,271	1,007,376
# OF PERSONS PER HH	2.6	2.6	2.3
AVERAGE HH INCOME	\$106,656	\$90,127	\$100,802
AVERAGE HOUSE VALUE	\$349,282	\$321,051	\$357,023

* Demographic data derived from 2020 ACS - US Census

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