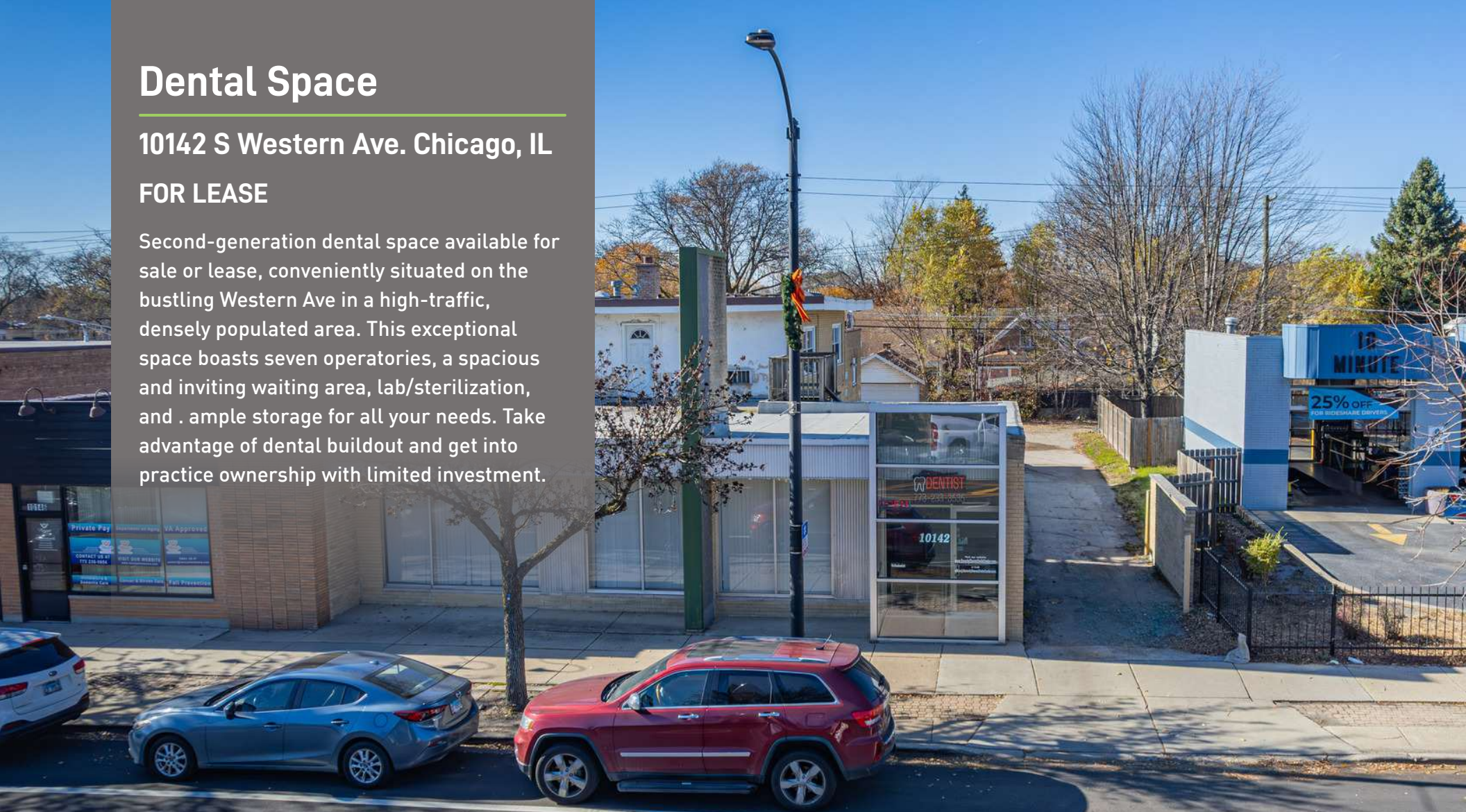


# Dental Space

10142 S Western Ave. Chicago, IL

## FOR LEASE

Second-generation dental space available for sale or lease, conveniently situated on the bustling Western Ave in a high-traffic, densely populated area. This exceptional space boasts seven operatories, a spacious and inviting waiting area, lab/sterilization, and ample storage for all your needs. Take advantage of dental buildout and get into practice ownership with limited investment.



Lease Rate:  
\$35.00 SF/yr (NNN)

Available SF:  
3,000 SF

Building Size:  
4,000 SF

# Of OPS  
7

Lease Term:  
(NNN)

SAM TAMIMI | 630.353.1190 | SAM@JROSSIANDASSOCIATES.COM



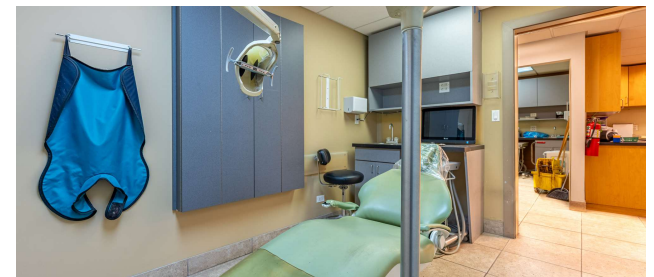
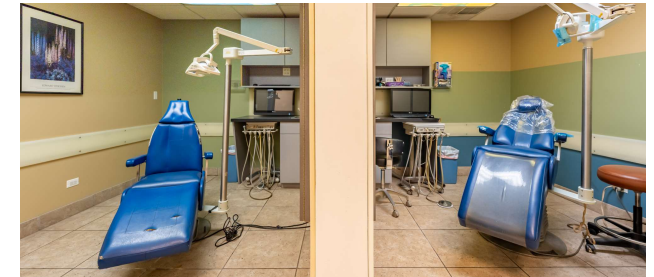
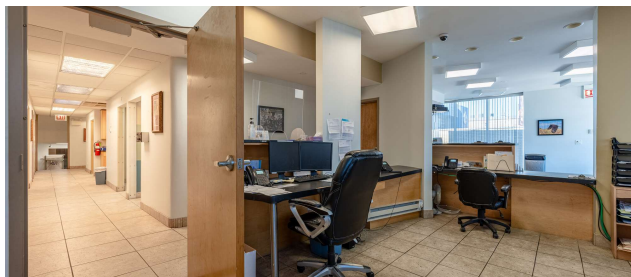
REAL ESTATE &  
PRACTICE ADVISORY



# Dental Space

10142 S Western Ave. Chicago, IL

## ADDITIONAL PHOTOS





# Dental Space

## DEMOGRAPHICS MAP AND REPORT

10142 S Western Ave. Chicago, IL

### Population

0.25 MILES

1,267

TOTAL POPULATION

5,465	21,491
0.5 MILES	1 MILE

42.6

AVERAGE AGE

40.7	43.5
0.5 MILES	1 MILE

### Households and Income

0.25 MILES

535

TOTAL HOUSEHOLDS

2,102	8,685
0.5 MILES	1 MILE

2.4

# OF PERSONS PER HH

2.6	2.5
0.5 MILES	1 MILE

0.25 Miles

43.3

AVERAGE AGE (MALE)

40.8	43.4
0.5 MILES	1 MILE

43.6

AVERAGE AGE (FEMALE)

41.5	43.8
0.5 MILES	1 MILE

0.25 Miles

\$137,768

AVERAGE HH INCOME

\$132,700	\$118,318
0.5 MILES	1 MILE

\$358,224

AVERAGE HOUSE VALUE

\$344,976	\$312,673
0.5 MILES	1 MILE

\* Demographic data derived from 2020 ACS - US Census





**10142 S Western Ave. Chicago, IL**

