

JAMESON.

FOR LEASE

STOREFRONT RETAIL/OFFICE

Thorek Memorial Hospital- 840 West Irving Park Road

Chicago, IL 60613

34.00/SF/Gross + electric

Brent Burden, CCIM  
Senior Vice President  
847.826.7271  
bburden@jameson.com

Mark Kishtow  
Senior VP, Investment Sales  
312.867.2265  
mkishtow@jameson.com

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## LEASE OVERVIEW

LEASE PRICE: 34.00/SF/Gross

SUITE SIZE: 1,051-3,475 SF

BUILDING SIZE: 205,000 SF

LAYOUT: Retail/Office

PARKING: On site

MARKET: Chicago MSA

CROSS STREETS: Broadway/Irving Park Road

## AREA TENANTS

- Walgreen's
- ACE Hardware
- Dunkin' Donuts
- Subway
- Trio Convenience Store
- BP
- H & R Block
- Gamestop
- Taco and Burrito House

## PROPERTY DESCRIPTION

Storefront/hard corner Retail/Office space  
Storefront windows on east and south facades  
Tons of Natural Light

## PROPERTY HIGHLIGHTS

- Retail/Office Space available within Thorek Memorial Hospital
- On site parking
- Terrific location
- Walk to Sheridan CTA station (Red/Purple lines)

## AREA AND TRANSPORTATION HIGHLIGHTS

- Sheridan CTA station (Red/Purple lines) 2 blocks
- On site surface parking
- CTA bus lines- 80 & 36

# INTERIOR PHOTOS

Thorek Memorial Hospital- 850 West Irving Park Road, Chicago, IL 60613

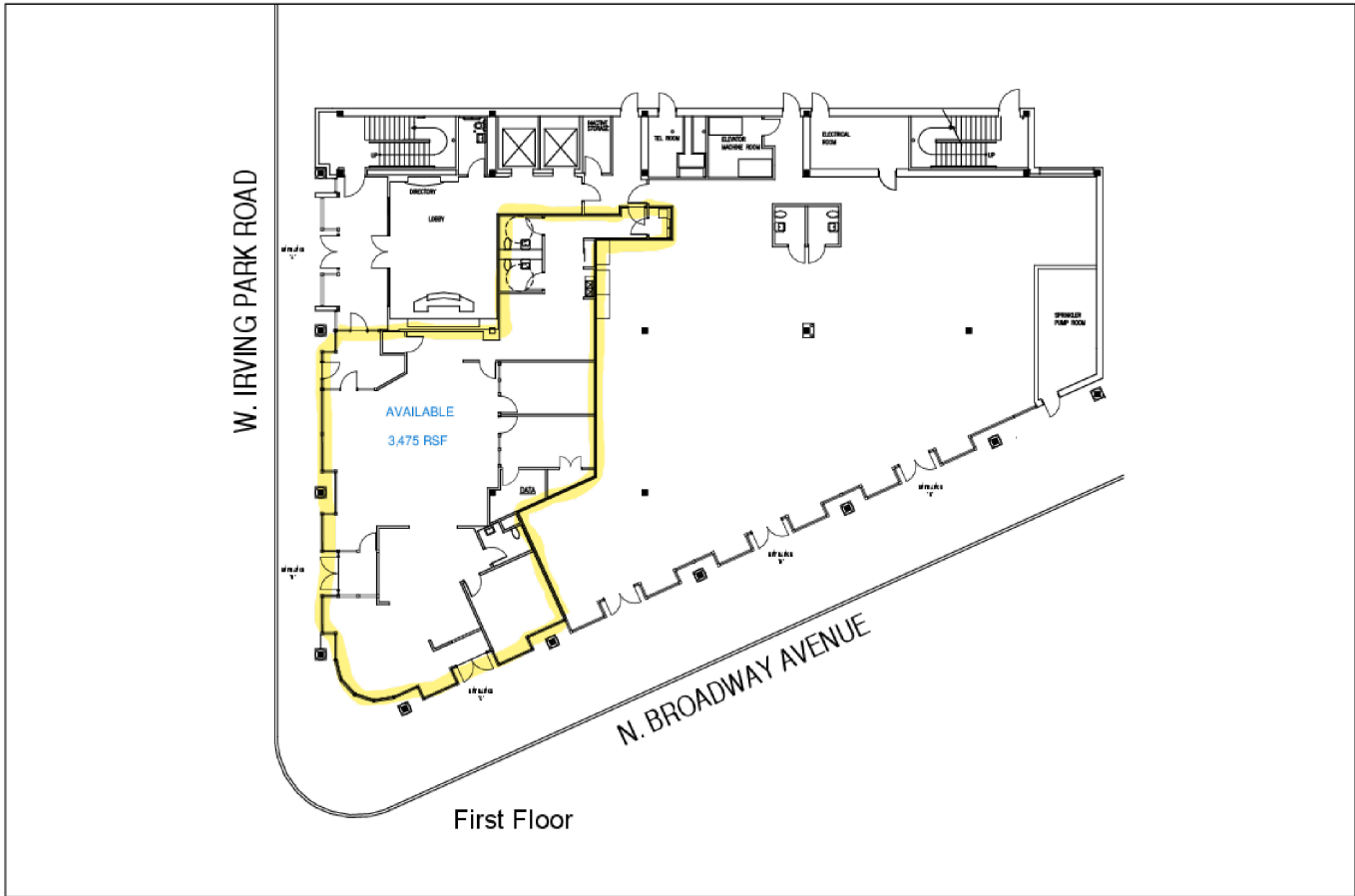
\$24.00 - 34.00 SF/yr



# CORNER RETAIL PLAN: 3,475 RSF/DIVISIBLE

Thorek Memorial Hospital- 850 West Irving Park Road, Chicago, IL 60613

\$24.00 - 34.00 SF/yr



Heron Design Group  
180 N. LAUREL STREET, SUITE 210  
CHICAGO, IL 60610  
312.264.4326

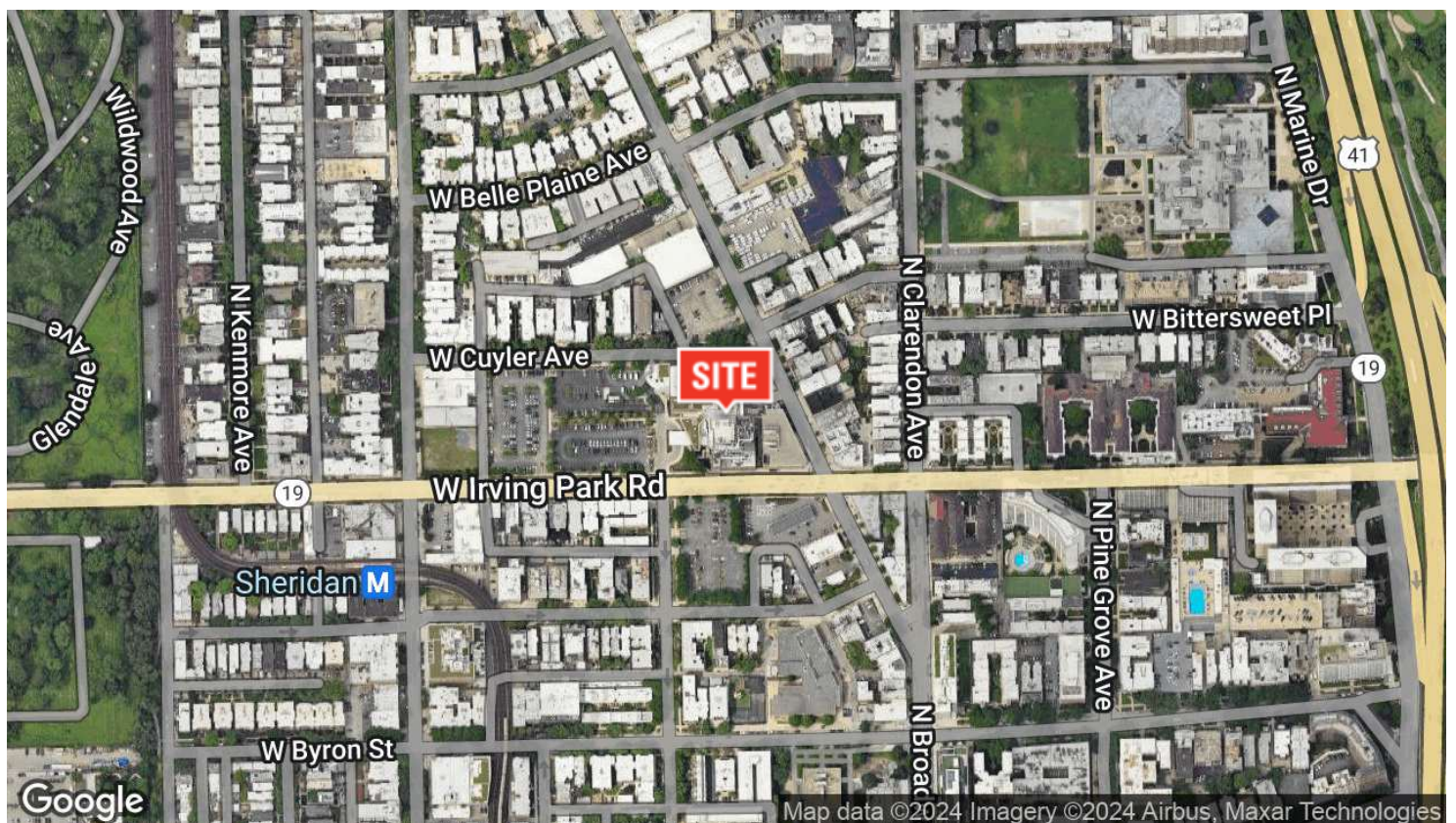
Professional Office Building  
First Floor Rental Plan

DATE: 12.28.18  
SCALE: 1/8" = 1'-0"  
JOB NO: 1802  
DRAWING: SH03 AREA

# AERIAL & STREET DETAIL

Thorek Memorial Hospital- 850 West Irving Park Road, Chicago, IL 60613

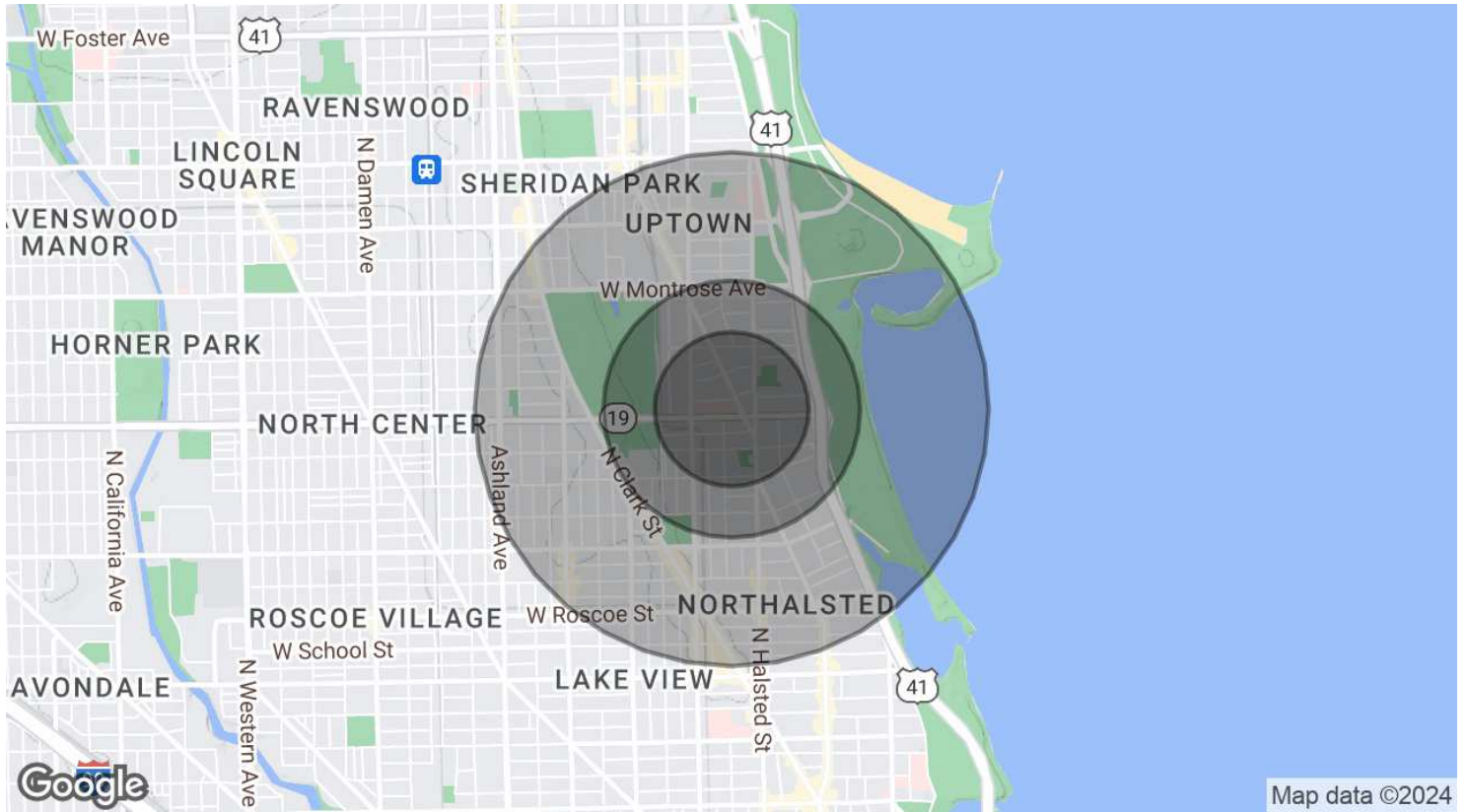
\$24.00 - 34.00 SF/yr



# DEMOGRAPHICS MAP & REPORT

Thorek Memorial Hospital- 850 West Irving Park Road, Chicago, IL 60613

\$24.00 - 34.00 SF/yr



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	13,401	27,344	76,035
Average Age	38	39	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,171	16,862	43,123
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$119,874	\$119,095	\$128,079
Average House Value	\$468,494	\$468,960	\$570,867

Demographics data derived from AlphaMap