

# For Lease

## Approx. 1,600 S.F. Retail Space

### 27 Prospect Avenue - Clarendon Hills, IL

**Lease Rate: \$3,800 per month**



- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• B-1 Retail Zoning</li> <li>• Separately metered utilities</li> <li>• 9' 6" ceiling height</li> <li>• Central HVAC</li> </ul> | <ul style="list-style-type: none"> <li>• Walk to Metra Station</li> <li>• Downtown Clarendon Hills location</li> <li>• Full basement storage</li> </ul> |
|---|---|

<u>DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2023 Population	14,567	98,778	246,993
2023 Households	5,200	38,173	98,441
2023 Avg. HH Income	\$174,228	\$148,880	\$134,152
2015 vehicles per day: 2,400			



*Exclusively Offered by:*  
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# 27 Prospect Avenue - Clarendon Hills, IL

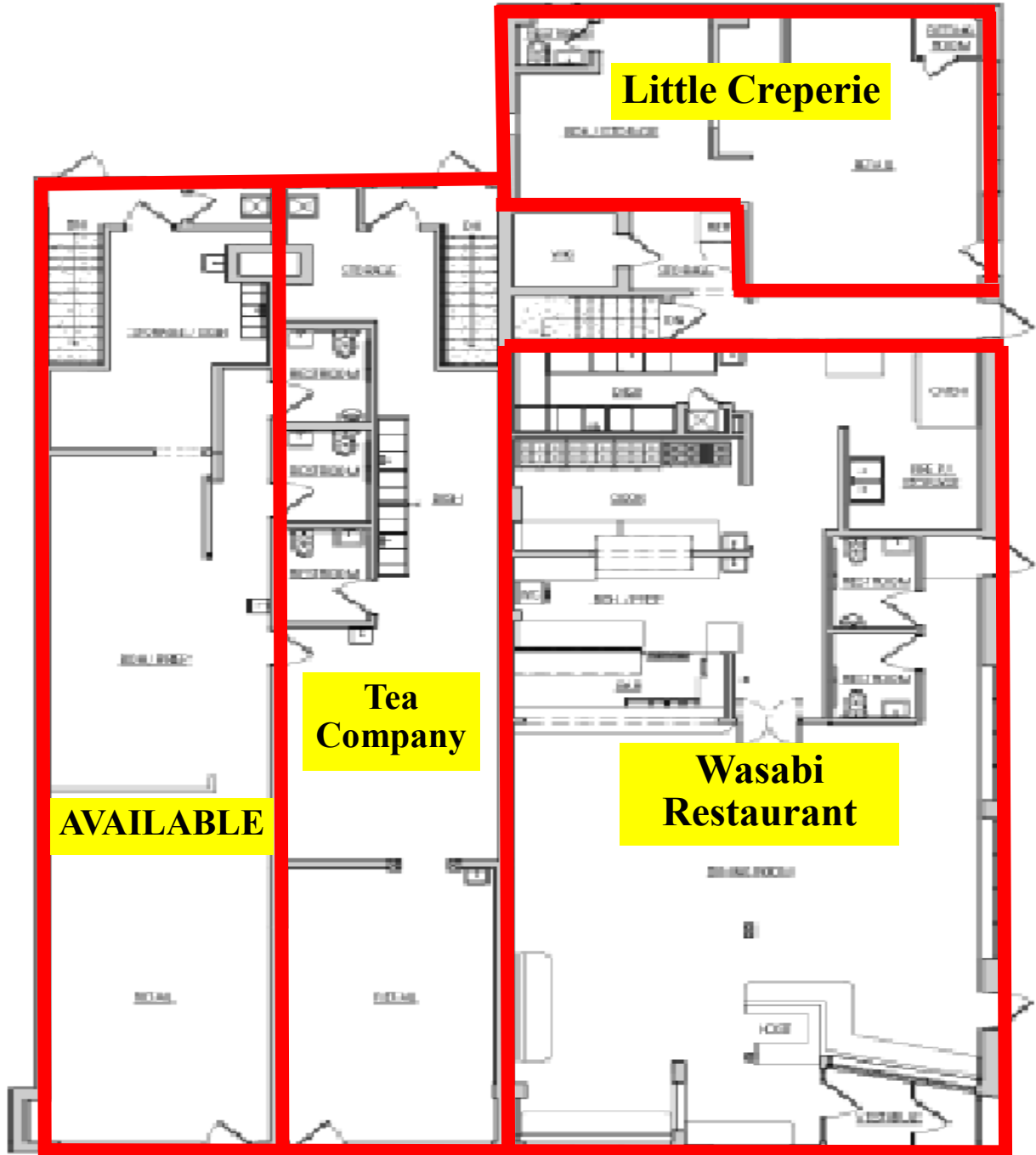
## Interior Photos



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# 27 Prospect Avenue - Clarendon Hills, IL Site Plan



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