

# OFFICE/RETAIL SPACE FOR LEASE +/- 1,900 SF - 4,100 SF AVAILABLE

## 1908 & 1912 W 103rd St | Chicago, IL 60643



# OFFICE/RETAIL SPACE FOR LEASE

## +/- 1,900 SF - 4,100 SF AVAILABLE

First In Realty, Inc. is pleased to announce prime Retail/Office spaces available for lease in the heart of historic Beverly Hills bustling 103rd Street and Longwood Drive Business and Shopping Corridor! Two free-standing buildings perfectly positioned for maximum visibility and foot traffic. Positioned adjacent to the Metra Rock Island 103rd Street. Large on-site parking lot. Enjoy the convenience of walking to nearby shopping and restaurants. Get in on the ground floor of an exciting redevelopment of this well-positioned building with improvements to include a new facade, all new mechanicals, and flexible floor plan designs. Prime downtown Beverly Hills location perfect for growing your business in a vibrant and thriving community!

### 1. Location:

- Nearby retail includes CVS Pharmacy, Starbucks, Subway, Calabria Imports, Ohana Ice & Treats and more.
- Located across from the busy Metra Rock Island District's 103rd Street station.

### 2. Building Features:

- **Parking:** Abundant parking with 46 parking stalls averaging 5/1000 SF parking ratio.
- **Visibility:** Great street visibility, abundant foot traffic and visibility from the Metra station and rail line.
- **Traffic Counts:** High traffic counts with over 13,000 VPD.

### 3. Size and Layout:

- **Use:** Ideal for retail and office use.
- **BTS Options:** Opportunity to design floor plans to suit tenants needs.

### 4. Pricing:

- Competitive pricing with build-to-suit options available. Pricing varies contingent upon landlord work requirements.
- Call Agent for Details!



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## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$120,066	\$83,128	\$72,810
2024 POP:	20,091	201,632	498,927
2024 #HHs:	7,761	75,953	187,891

### Traffic Counts

103rd Street: +/- 13,967 VPD

### Metra Ridership

Rock Island District: 247,491 monthly

103rd Street: 734 daily





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