

3515-23 W. Grand Ave., Chicago, IL

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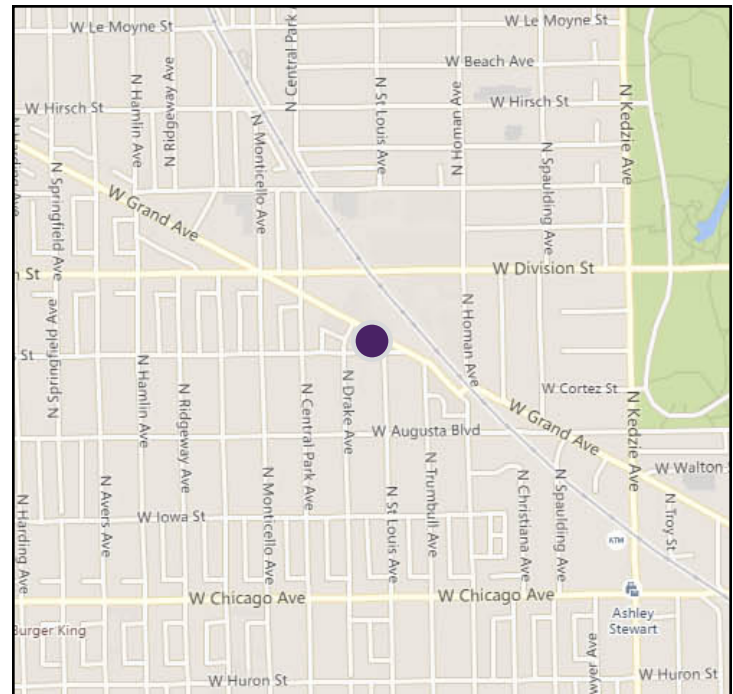
Property Highlights

- 7,200 SF retail/office storefront
- 100% leased to two tenants
- 2,100 SF catering facility/kitchen
 - Leased thru March 2021
 - 3.0% annual escalations
 - 5 year renewal option
- 5,100 SF open area
 - New lease to church
- 40+ car fenced parking lot
- Pro Forma NOI: \$61,924
- Traffic Count: 13,100 cars daily
- Land Area: 21,935 SF
- Zoning: B3-1
- Part of Division/Homan TIF
- Taxes (2017): \$28,490

Property Overview

This 7,200 square foot retail/office storefront fully leased to two tenants. A 2,100 square foot unit, built out as a catering facility and kitchen, is leased by the Hearty Boys Catering Group through 2021. The lease includes annual escalations and a five year renewal option. A church leases the remaining 5,100 square foot unit that features high ceilings and a large open floor plan. The property has strong income and is highly visible along Grand Ave.

Humboldt Park has become a desirable location for many businesses including boutiques, restaurants and bars. With increasing gentrification, the area is attracting a diverse group of entrepreneurs.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	48,992	415,649	1,288,489
Households	14,786	145,397	512,922
Median Income	\$33,804	\$44,042	\$61,512

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