

FOR LEASE: NEW BUILD PRIME COMMERCIAL SPACE

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OFFERING SUMMARY

- Available SF: 1,000 SF -10,000 SF (sub-dividable as needed)
- Use Options: Commercial/Retail/Medical/Office/Bank/Restaurant/Professional Services/Other etc.
- Lease Rate: Negotiable
- Estimated Completion Date: 2022
- Designed to maximize tenant value, minimize tenant costs

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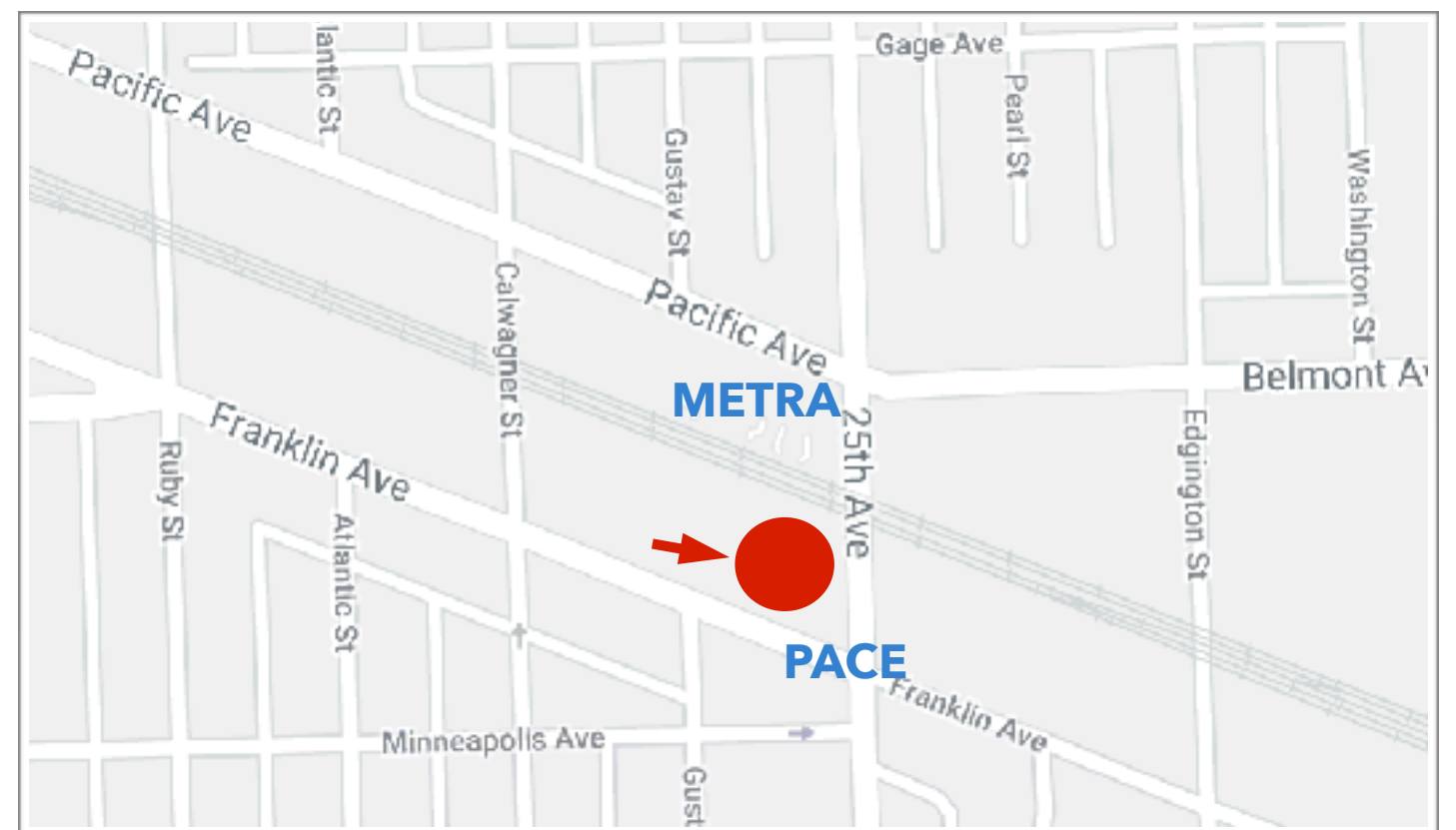
COMMERCIAL HIGHLIGHTS

- High visibility & high traffic intersection with **11,550 daily vehicles** on 25th Ave. and **11,300 daily vehicles** on Franklin Ave.
- 110 luxury residential units above; high-density and high traffic area
- Front & rear parking options available
- Access to luxury multi-media/conference room
- 10 minutes to O'Hare, I-294, I-90/94, and I-190
- Steps to Metra & Pace
- Outdoor patio with landscaping
- High ceilings 12ft; floor-to-ceiling windows with tons of natural light

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Demographic Analysis

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,954	109,741	329,122
Average age	34.7	33.3	36.0
Average age (Male)	33.0	32.2	34.6
Average age (Female)	35.8	34.2	37.2
HOUSEHOLDS & INCOME			
Total households	4,820	35,022	114,668
Persons per household	3.1	3.1	2.9
Average household income	\$61,624	\$60,806	\$69,215
Average house value	\$241,463	\$252,596	\$295,471

