

FOR LEASE

10315- 10357 S. HALSTED

Chicago, IL 60628

5M REAL ESTATE, INC.

1016 W. Jackson Blvd | Chicago, IL 60607
312.324.3557 | 5mgroup.com

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PAUL NELHART

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Property Brochure

FOR LEASE



EXTERIOR



HIGHLIGHTS

- Building size: 22,900 SF
- Lot size: 48,600 SF
- PIN: 25-16-100-059-0000
- Recently repaved lot
- Total of 20 units
- Available Spaces:
1,000 SF - 4,000 SF
- Ample parking, with easy entrance and exit ways
- 1 mile from I-57, along with bus and train transportation
- Immediate Move In

PROPERTY INFORMATION

A multi-tenant strip center, 0.6 miles from Interstate 57, that provide a value add opportunity for investors. The properties enjoy a prime location along Halsted Street in the Washington Heights neighborhood on the south side of Chicago, Illinois. The properties have access to the area's major transportation links including the expressway system, bus and rail service. Exceptional placement on Halsted St., average traffic count is 22,600 vehicles/day.

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Additional Photos



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Available Spaces

LEASE RATE:	\$19.50/SF/YR	TOTAL SPACE:	1,000 - 4,000 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
10321 S. Halsted	Strip Center	\$4,550 per month	Modified Gross	2,800 SF	Negotiable	This unit is currently vacant. Has a north door which adds about 2,000 SF.
10327 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant and available immediately.
10329 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with an open front area, along with two back offices, and one bath.
10331 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with a large open area and one bath.
10333 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with an open area and back storage room. Along with the back storage room, there is one bath.
10335 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with a big open area and one bath in the back.
10337 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with a spacious open area and one bath.
10339 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with a big open area and one bath.
10341 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant. There is a front area and also a back area, with one bath in the back.

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10345 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with both a front spacious area, along with a back storage room with one bath.
10347 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with a big open area, along with one bath in back.
10349 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with a big open area, and one bath located in back.
10351 S. Halsted	Strip Center	\$1,625 per month	Modified Gross	1,000 SF	Negotiable	This unit is currently vacant with an open receptionist area, and one bath located in back.
10355-57 S. Halsted	Strip Center	\$6,500 per month	Modified Gross	4,000 SF	Negotiable	This unit is currently vacant. Two units total, with 9 total offices and 3 bathrooms. Also, there is a receptionist/waiting room in front, along with a kitchen. There is also plenty of space in the middle of the building.

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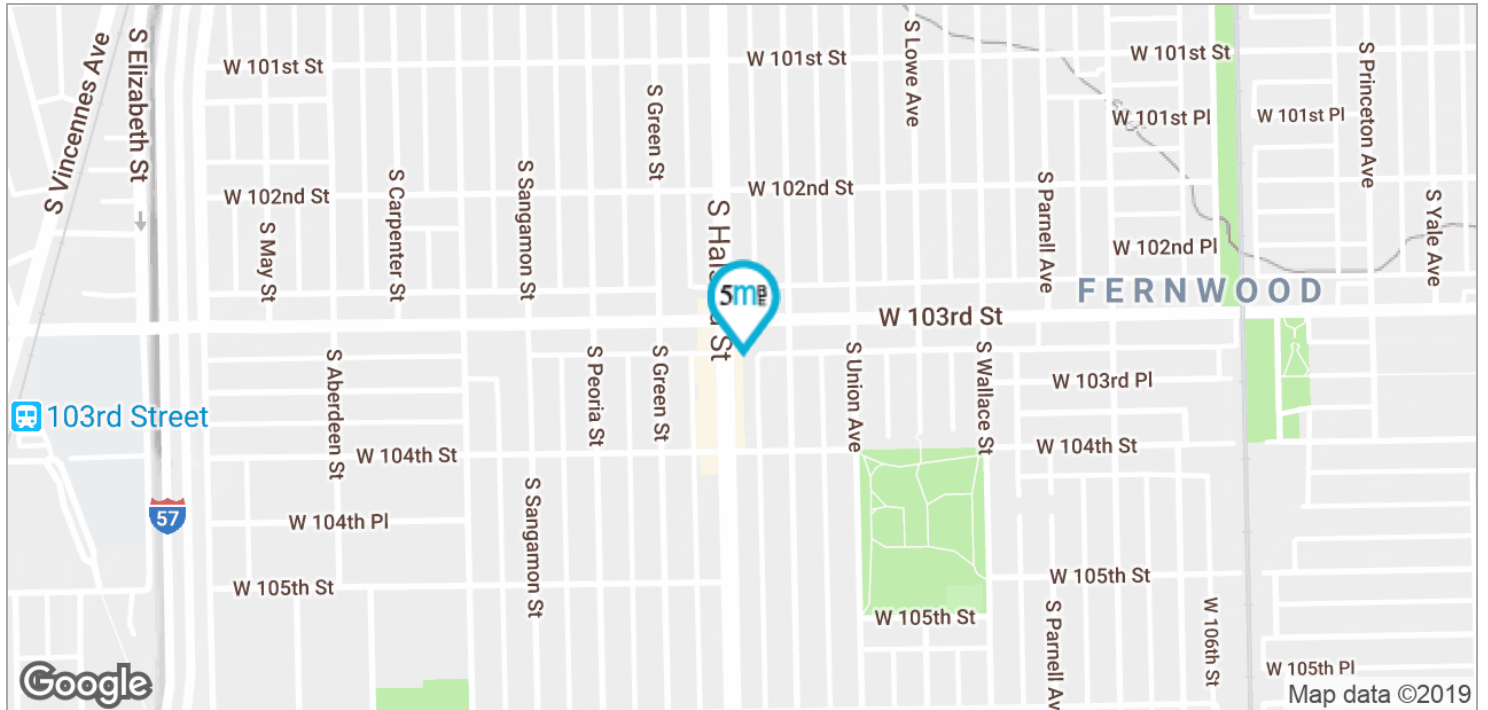
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Location Maps



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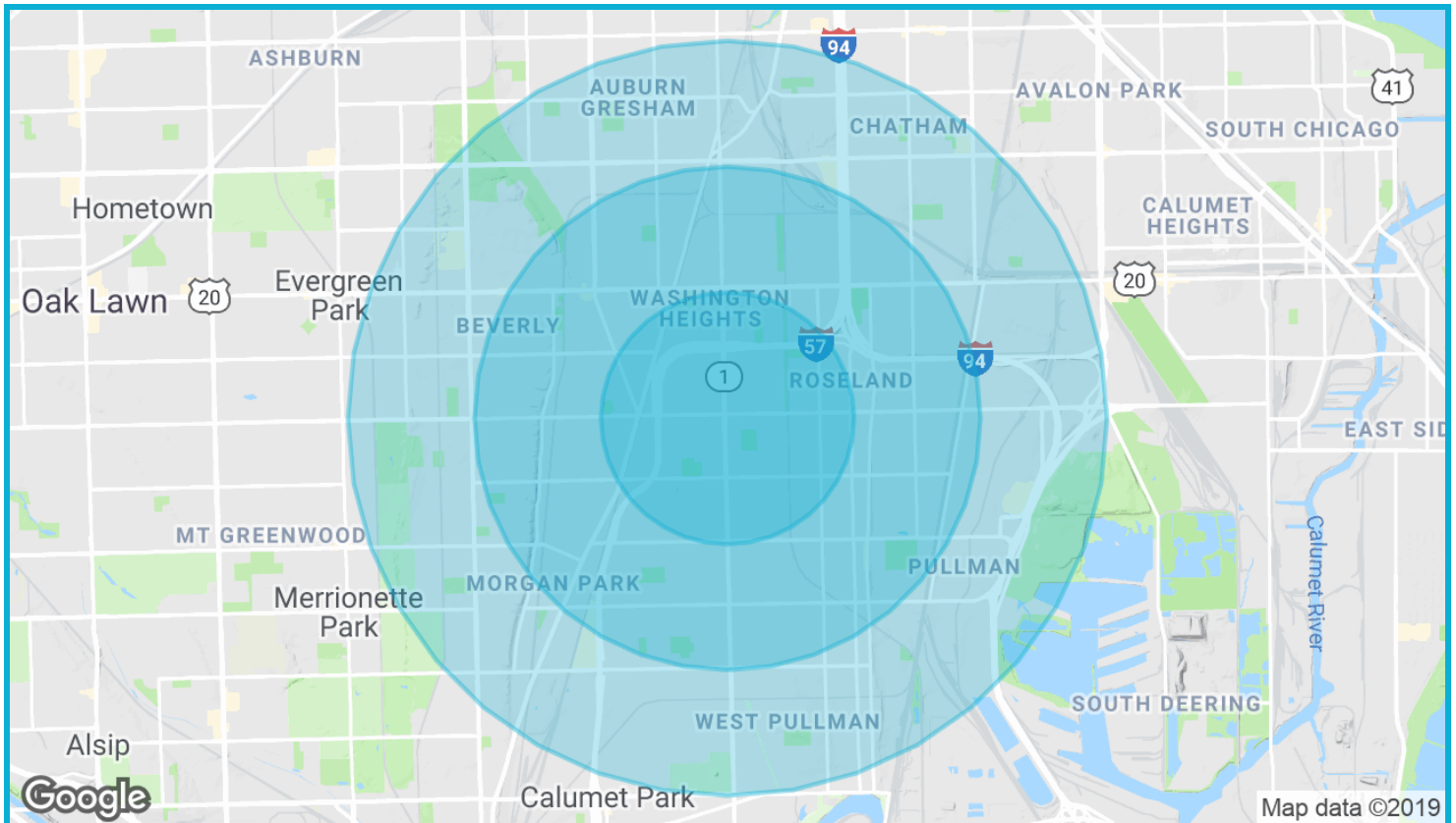
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Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	28,389	117,168	242,161
MEDIAN AGE	40.3	38.5	37.9
MEDIAN AGE (MALE)	38.3	35.1	34.7
MEDIAN AGE (FEMALE)	42.5	41.1	40.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,447	40,063	83,873
# OF PERSONS PER HH	3.0	2.9	2.9
AVERAGE HH INCOME	\$54,855	\$53,797	\$57,525
AVERAGE HOUSE VALUE	\$159,808	\$170,580	\$211,169

* Demographic data derived from 2010 US Census

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Principal's Biography

MARK J. REITER

Principal



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PROFESSIONAL BACKGROUND

Mark J. Reiter is a Principal of 5M Real Estate, Inc., and Court Appointed Receiver in Cook County and the exclusive-listing broker to a robust portfolio of commercial and investment properties in the Chicagoland and greater Midwest. Mark has represented financial institutions and private equity groups as Receiver in all property types including; retail, industrial, office, land, redevelopment, and multi-family.

During his tenure as a broker, Mark has leased and sold more than 100 commercial facilities as well as, representing numerous banks and private owners in the sale of commercial properties. Financial institutions Mark has worked with include; JP Morgan Chase, PNC Bank, US Bank, Wintrust Financial, Associated Bank, Suburban Bank and Trust, Parkway Bank and Beverly Bank.

Mark attended Northern Illinois University, earning both an MBA with a concentration in Marketing as well as a BS in Marketing. Prior to founding 5M RE, INC. Mark was Vice President at a boutique real estate firm in Chicago, IL.

Outside of work, Mark is the co-founder of "Hop the Pond" a Chicago-based company that caters to domestic/international students and graduates who wish to come to Chicago to work and build their careers. He volunteers his time at Chicago Bulls College Prep coaching the defensive backs on the varsity football team and is involved in the Adult Literacy Program through the Salvation Army. Mark volunteers weekly as a tutor for math, reading, spelling, vocabulary and GED preparation for men in a substance abuse recovery program, along with his continued volunteered work at Old St. Patrick's Church.

Director's Biography

PAUL NELHART

DIRECTOR



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PROFESSIONAL BACKGROUND

Paul Nelhart is the director, as well as a broker, for 5M Group. He has over 16 years of experience in the greater Chicago real estate market including residential, commercial, industrial and mixed-use properties. His experience also includes working extensively with architects, developers and building contractors on new construction and “rehab” projects.

Paul joined 5M Group’s leadership team recently to increase brokerage growth and enhance continued business development. His interpersonal, acumen and communication skills serve him well. Along with his marketing and promotional strengths, he has already made notable business development contributions to the company.

Paul’s background includes taking over a commercial printing operation and successfully expanding it into a boutique marketing agency serving domestic and international customers. A major success factor was launching a global sourcing initiative that increased the company’s competitiveness enabling it to enter previously unserved markets.

On a personal level, Paul enjoys spending as much time as possible with his wife Kristen and sons Hudson and Xander. He is a world traveling enthusiast having visited over 30 countries. For most of his adult life Paul has volunteered for a variety of causes locally in Chicago and Habitat for Humanity project in Thailand.

Paul is a life-long learner. In addition to several real estate courses, Paul has taken continuing education classes in sales management, sales promotion, graphics design, and received his Certificate of Business Administration from the University of Illinois-Chicago