

MILLENNIUM PROPERTIES R/E

Four Storefronts For Lease on 95th in Beverly

1826-50 W. 95th St., Chicago, IL

\$13.00/SF MG



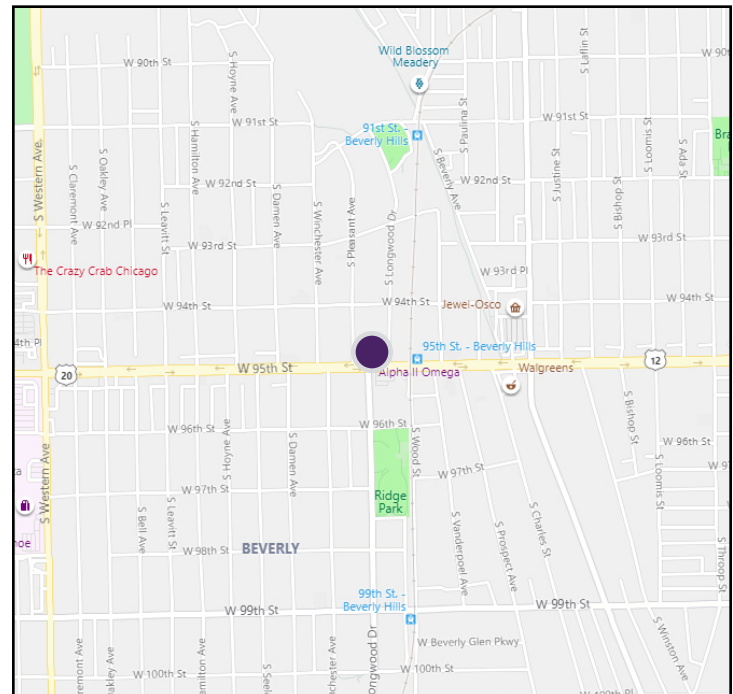
Property Highlights

- Four storefronts available
 - 1826-28: 2,178 SF former gym
 - 1834: 1,360 SF retail space
 - 1836: 1,360 SF former office
 - 1850: 1,558 SF storefront
- Potential for retail or office use
- Good window line across from park and ride lot
- Close to 95th St Metra station
- Highly visible on busy thoroughfare
- Co-tenants: Jimmy Jamm's, American Family, restaurants and more
- Traffic Count: 31,000 cars daily
- Zoning: B1-1, part of Ridge National Historic District

Property Overview

In the heart of Beverly, four commercial storefronts are available for lease on 95th St. The units range from a 2,178 square foot former gym to a 1,360 square foot office. The units have great potential for retail or office use and can potentially be built out to suit your needs. Close to the 95th St Metra, the spaces also have a good window line facing one of the park and ride lots. Co-tenants in the building include Jimmy Jamm's, American Family, a martial arts gym as well as several clothing stores and restaurants.

Beverly is a neighborhood located on the far south side of Chicago. The neighborhood features a large number of single family bungalows with commercial space located along several major streets such as 95th.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	24,607	242,853	636,775
Growth 2019-2024	0.33%	0.01%	(0.42%)
Households	8,643	84,161	217,265
Median Income	\$68,015	\$53,288	\$43,925

Elliot Dvorin

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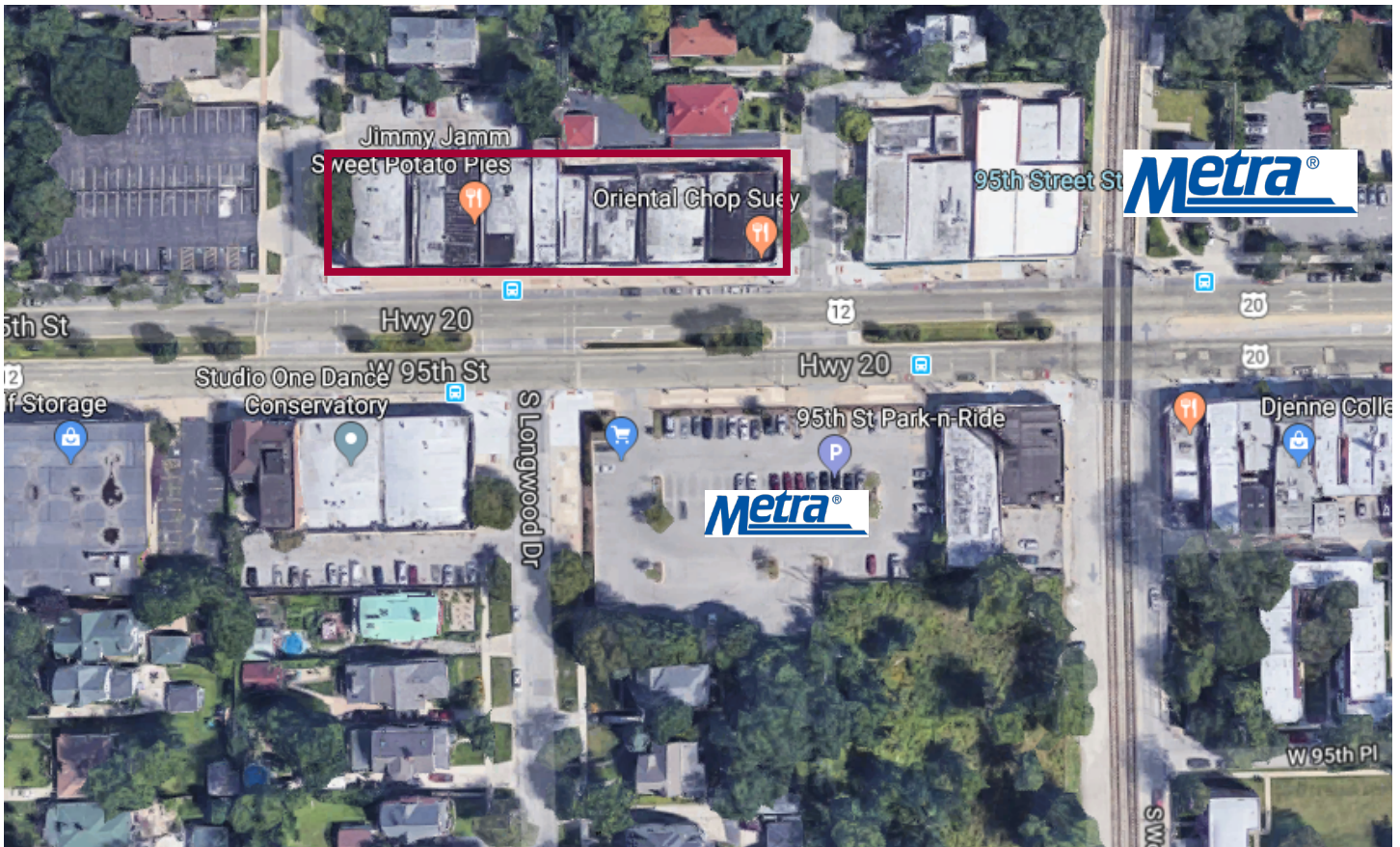
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Site Plan

Pleasant Ave	1854-56	1850	1848	1846	1844	1840	1838	1836	1834	1832	1830	1826-28	1824	1822	1820	Longwood Dr	
	95th St																



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Unit 1828 – 2,178 SF



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Unit 1834 – 1,360 SF



Unit 1836 – 1,360 SF



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