

# Retail Space at North and Cicero For Lease

4759 W. North Ave. | Chicago, IL

\$16-\$20/SF

## Investment Highlights

- 665 to 1,330 SF available for lease
- Retail/office storefront space
- Highly visible location
- Exposure on Cicero Ave.
- Part of 10,505 SF mixed-use building
- Traffic Count: 29,600 cars on North, 28,200 cars on Cicero
- Zoning: C1-1
- Part of North/Cicero TIF, expires 2020

## Property Highlights

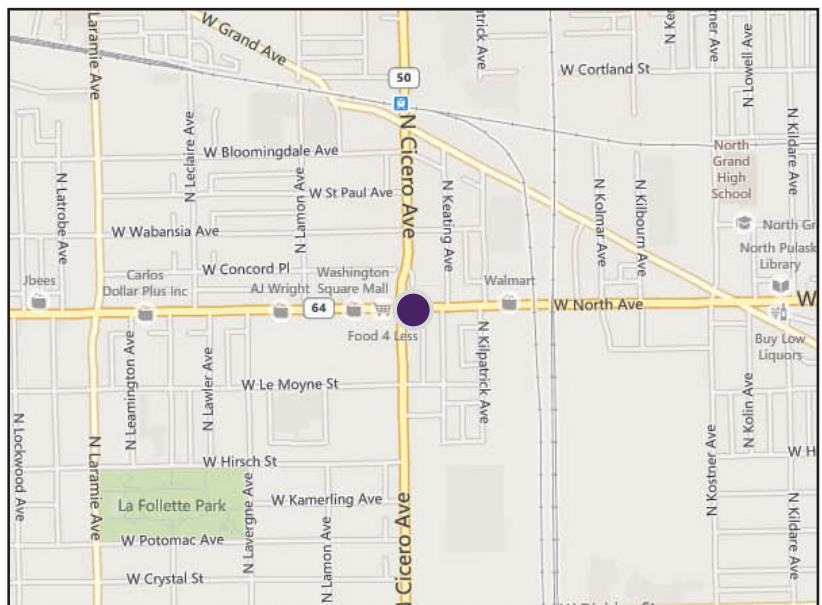
Highly visible, this 10,505 square foot mixed-use building has two retail/office spaces available for lease. The two storefronts can be combined for a total of 1,330 square feet with frontage on Cicero. The units are in vanilla box condition and can be modified for a number of uses. This is a great location for a variety of businesses including boutiques, salons, restaurants and more.

## Area Highlights

Located at North and Cicero, this property is located within a strong retail corridor on the west side of Chicago. A wide variety of local and national retailers have stores nearby including Walmart and Walgreens.



Rendering of New Facade



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**Brad Thompson**

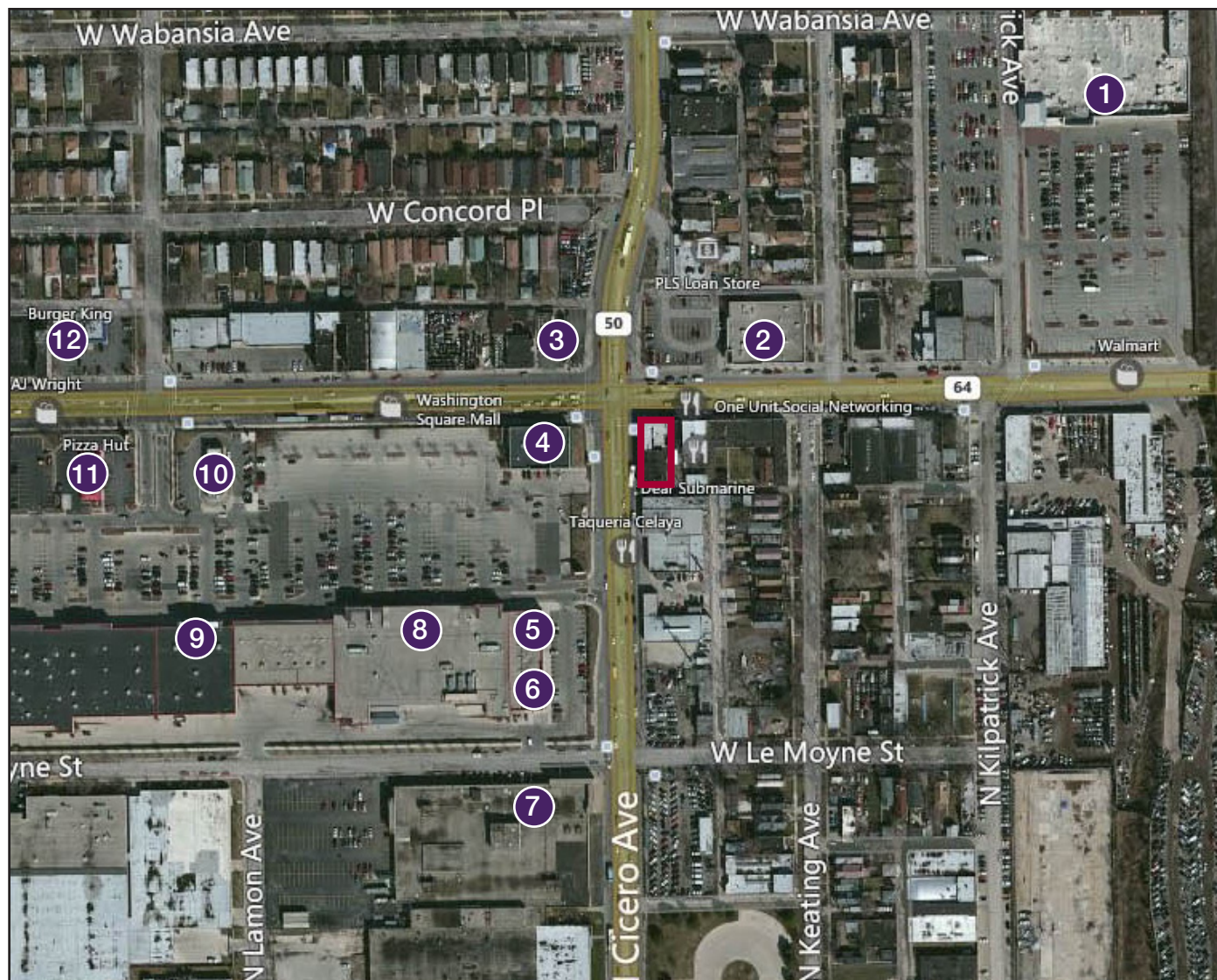
Vice President

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### Aerial



### Neighboring Retailers

- |                     |                 |                   |
|---------------------|-----------------|-------------------|
| 1. Walmart          | 5. Game Stop    | 9. Planet Fitness |
| 2. Walgreens        | 6. Subway       | 10. Wendy's       |
| 3. Church's Chicken | 7. Forman Mills | 11. Burger King   |
| 4. Sketchers        | 8. Food 4 Less  | 12. Pizza Hut     |

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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2019 Projection	45,133	408,517	1,060,521
2014 Estimate	47,036	419,397	1,075,488
2010 Census	54,301	465,758	1,155,404
2014 Population Hispanic Origin	25,768	196,407	443,001
<b>Households:</b>			
2019 Projection	12,746	131,754	371,996
2014 Estimate	13,438	136,317	379,327
2010 Census	15,961	154,525	413,851
Growth 2014 - 2019	-5.15%	-3.35%	-1.93%
Growth 2010 - 2014	-17.29%	-13.35%	-9.41%
Owner Occupied	5,312	55,852	172,307
Renter Occupied	8,125	80,465	207,020
2014 Avg Household Income	\$43,358	\$56,040	\$69,716
2014 Med Household Income	\$32,641	\$38,972	\$47,376
<b>2014 Households by Household Income:</b>			
Income less than \$25,000	5,100	44,950	106,022
Income between \$25,000 - \$50,000	4,155	37,459	92,438
Income between \$50,000 - \$75,000	2,148	21,924	60,379
Income between \$75,000 - \$100,000	1,026	12,833	41,024
Income between \$100,000 - \$125,000	525	7,414	26,867
Income between \$125,000 - \$150,000	230	4,345	15,589
Income between \$150,000 - \$200,000	163	3,875	17,471
Income over \$200,000	91	3,518	19,536

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## Consumer Spending (2014) \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>273,069</b>	<b>3,019,491</b>	<b>9,336,212</b>
<b>Total Apparel</b>	<b>22,708</b>	<b>219,892</b>	<b>612,195</b>
Women's Apparel	8,277	83,441	238,024
Men's Apparel	4,355	44,360	128,586
Girl's Apparel	2,124	18,626	48,891
Boy's Apparel	1,436	12,816	33,583
Infant Apparel	1,206	11,210	30,647
Footwear	5,310	49,439	132,463
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>17,939</b>	<b>207,797</b>	<b>658,526</b>
Entertainment	3,339	36,046	109,842
Audio & Visual Equipment/Service	9,996	109,650	329,768
Reading Materials	495	8,253	31,440
Hobbies, Pets, Toys	4,109	53,848	187,477
<b>Total Food &amp; Alcohol</b>	<b>83,532</b>	<b>880,869</b>	<b>2,609,847</b>
Food at Home	53,659	526,735	1,470,407
Food Away From Home	25,660	300,144	958,217
Alcoholic Beverages	4,213	53,990	181,222
<b>Total Household</b>	<b>31,297</b>	<b>385,843</b>	<b>1,287,588</b>
House Maintenance & Repair	5,274	60,548	198,010
Household Equipment & Furnishings	13,658	161,072	518,214
Household Operations	10,080	125,622	422,582
Housing Costs	2,284	38,601	148,781
<b>Total Transportation and Maintenance</b>	<b>72,670</b>	<b>789,766</b>	<b>2,434,487</b>
Vehicle Purchases	20,665	223,427	712,836
Vehicle Expenses	2,553	31,578	102,911
Gasoline	38,319	398,014	1,168,946
Transportation	4,210	57,233	197,917
Automotive Repair & Maintenance	6,924	79,514	251,878

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**Consumer Spending (2014)** \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Health Care</b>	<b>12,598</b>	<b>144,237</b>	<b>451,777</b>
Medical Services	7,143	83,829	268,942
Prescription Drugs	4,126	45,432	137,213
Medical Supplies	1,329	14,975	45,623
<b>Total Education &amp; Day Care</b>	<b>14,619</b>	<b>184,737</b>	<b>626,968</b>
Education	10,979	129,186	419,532
Fees & Admissions	3,641	55,551	207,436

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## Consumer Spending (2014) \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending (\$)</b>	<b>273,560</b>	<b>3,073,962</b>	<b>9,608,627</b>
<b>Total Apparel</b>	<b>22,756</b>	<b>224,686</b>	<b>634,896</b>
Women's Apparel	8,378	85,497	246,440
Men's Apparel	4,439	45,692	133,552
Girl's Apparel	2,048	18,887	51,497
Boy's Apparel	1,400	13,025	35,412
Infant Apparel	1,174	11,147	30,722
Footwear	5,317	50,438	137,273
<b>Total Entertainment, Hobbies &amp; Pets</b>	<b>17,465</b>	<b>206,726</b>	<b>664,939</b>
Entertainment	3,231	35,808	111,268
Audio & Visual Equipment/Service	9,732	108,932	332,228
Reading Materials	516	8,447	31,948
Hobbies, Pets, Toys	3,987	53,539	189,495
<b>Total Food &amp; Alcohol</b>	<b>86,961</b>	<b>933,020</b>	<b>2,800,322</b>
Food at Home	56,373	562,501	1,592,223
Food Away From Home	26,409	316,145	1,023,896
Alcoholic Beverages	4,180	54,373	184,203
<b>Total Household</b>	<b>30,942</b>	<b>389,188</b>	<b>1,311,005</b>
House Maintenance & Repair	5,180	60,856	201,849
Household Equipment & Furnishings	13,125	158,214	515,740
Household Operations	10,371	130,805	440,629
Housing Costs	2,267	39,313	152,786
<b>Total Transportation and Maintenance</b>	<b>68,008</b>	<b>746,009</b>	<b>2,319,841</b>
Vehicle Purchases	21,541	238,418	774,114
Vehicle Expenses	2,730	34,545	113,941
Gasoline	32,153	327,682	948,271
Transportation	4,549	62,902	218,922
Automotive Repair & Maintenance	7,036	82,463	264,594

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**Consumer Spending (2019)** \*in \$000s

Radius	1 Mile	3 Mile	5 Mile
<b>Total Health Care</b>	<b>13,852</b>	<b>160,490</b>	<b>507,315</b>
Medical Services	7,702	92,022	298,850
Prescription Drugs	4,676	51,745	157,226
Medical Supplies	1,474	16,724	51,239
<b>Total Education &amp; Day Care</b>	<b>15,137</b>	<b>195,884</b>	<b>672,667</b>
Education	11,618	139,994	461,088
Fees & Admissions	3,519	55,891	211,579

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