

MILLENNIUM PROPERTIES R/E *For Lease: Second Generation Nail Salon in Skokie*

3510-3528 Dempster St., Skokie, IL

\$1,950/mo MG



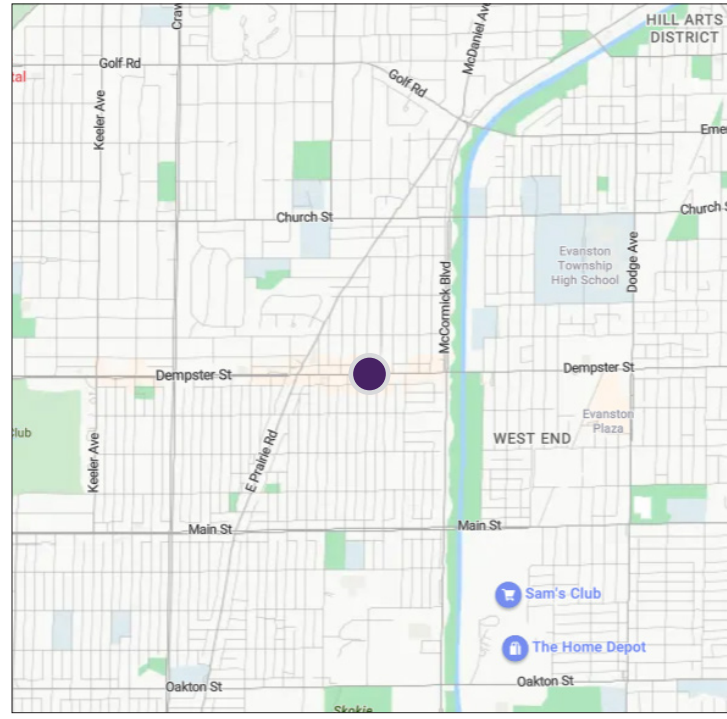
Property Highlights

- 900 SF retail space available
 - Currently a nail salon with high-end appointments
- Tenant is responsible electricity, gas and scavenger
- Turn-Key unit, recently built-out. Furniture and equipment can be purchased for \$38,000
- Ample parking
- Monument signage available
- Nearby attractions: Walgreen's, Dunkin', Austin Liquors, Binny's, Poochie's, Sam's Club, Home Depot, Dollar Tree and more
- Easy access to expressway and public transportation
- Land area: 21,780 SF
- Zoning: B-2
- Traffic count: 24,423 vehicles daily
- Taxes (2024): \$67,851.11

Property Overview

Available for lease is a 900 square foot retail space on Dempster Street in Skokie. The unit is part of Skokie Plaza, a 9,000 square foot neighborhood retail center. Currently a nail salon, the FF&E can also be purchased for \$38,000. Tenants at the center include Healing Hands Chiropractic, A & B Jewelry & Loan, M.C. Glass, Tayyaba Salon and Spa, Massage & Spa and Mado's African Grocery Store. This location benefits from its location, excellent visibility as well as the numerous shops and boutiques, restaurants and public transportation.

A northern suburb adjacent to Chicago, Skokie has a strong retail and commercial presence. Dempster Street is a major thoroughfare, which attracts a wide range of commercial development.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	18,822	231,134	504,476
Households	6,300	87,066	193,389
Median Income	\$104,439	\$83,249	\$75,671

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