

3936 W. Devon Ave., Lincolnwood, IL

Negotiable Rent



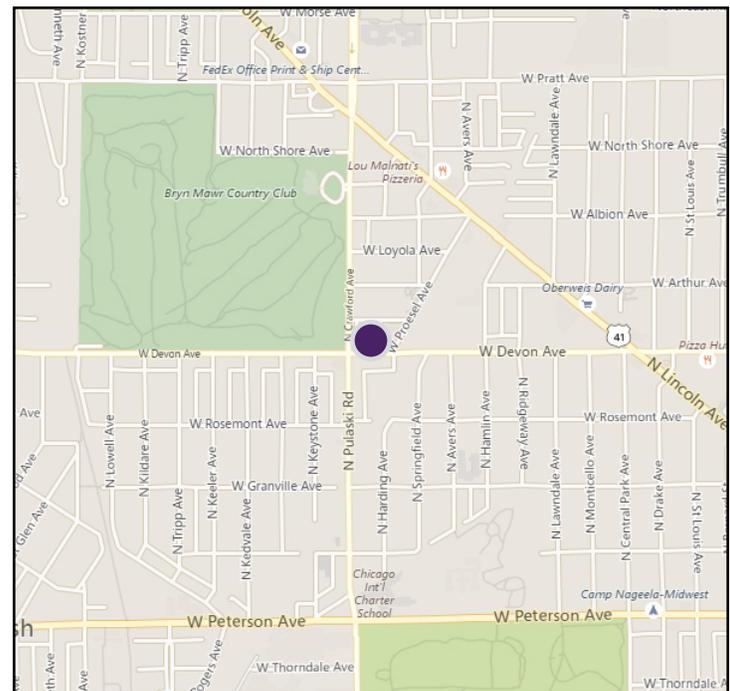
Property Highlights

- 2,900 SF storefront for lease
- Built-out with 2 private offices, open area with high ceilings
- Part of 26,200 SF center anchored by **CVS pharmacy**
- Co-tenants include Block Advisors, Dunkin', a salon and more
- Center located at the busy corner of Crawford and Devon
- Great space for office or retail use
- Ample customer parking
- Traffic Count: 26,100 daily on Devon; 11,600 on Crawford
- Zoning: B2, general business

Property Overview

A 2,900 square foot storefront is available for rent in a CVS-anchored center at the corner of Devon and Crawford. Adjacent to the end cap space, the unit features high ceilings, two private offices and a large open area. Co-tenants in the center include CVS, Block Advisors, Dunkin', a salon and more. This space has great potential for retail or office use at a busy corner.

Lincolnwood is a northern suburb of Chicago, approximately 12 miles from downtown. Devon Ave. is a major commercial corridor for this area. A new 25,700 square foot, three-story church is being built across the street from this center.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,868	315,097	880,058
Households	6,205	111,724	345,649
Median Income	\$85,992	\$62,448	\$62,550

Daniel J. Hyman
Chairman and CEO
(312) 338 - 3003
dhyman@mpirealestate.com

Elliot Dvorin
Vice President
(312) 338 - 3004
edvorin@mpirealestate.com

mpirealestate.com

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MILLENNIUM
PROPERTIES R/E

**2,900 SF For Rent in CVS
Shadow Anchor Space**

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Unit Photos



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Aerial of Center



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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	16,795	311,674	869,327
2019 Estimate	16,868	315,097	880,058
2010 Census	16,578	320,460	901,179
Growth 2019-2024	(0.43%)	(1.09%)	(1.22%)
Growth 2010-2019	1.75%	(1.67%)	(2.34%)
2019 Population Hispanic Origin	1,888	91,821	249,601
Households:			
2024 Projection	6,165	109,905	340,201
2019 Estimate	6,205	111,724	345,649
2010 Census	6,168	116,719	360,214
Growth 2019 - 2024	(0.64%)	(1.63%)	(1.58%)
Growth 2010 - 2019	0.60%	(4.28%)	(4.04%)
Owner Occupied	4,553	60,391	173,586
Renter Occupied	1,652	51,333	172,062
2019 Average Household Income	\$106,989	\$84,346	\$86,583
2019 Median Household Income	\$85,992	\$62,448	\$62,550
2019 Households by Household Inc:			
Less than \$25,000	1,211	22,473	71,691
\$25,000 - \$50,000	974	23,960	71,747
\$50,000 - \$75,000	590	17,673	54,908
\$75,000 - \$100,000	746	14,548	43,128
\$100,000 - \$125,000	700	10,994	32,460
\$125,000 - \$150,000	556	6,452	19,394
\$150,000 - \$200,000	660	8,305	25,386
Greater than \$200,000	769	7,320	26,936
Business Employment			
Total Number of Businesses	995	10,231	30,016
Total Number of Employees	10,306	104,731	302,267

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Consumer Spending (2019) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	186,727	2,804,035	8,468,875
Total Apparel	11,028	181,996	529,915
Women's Apparel	4,706	72,605	213,360
Men's Apparel	2,426	39,349	116,129
Girl's Apparel	747	13,905	39,197
Boy's Apparel	504	9,373	26,317
Infant Apparel	411	8,101	24,102
Footwear	2,234	38,664	110,811
Total Entertainment, Hobbies & Pets	13,356	204,753	637,115
Entertainment	2,199	33,872	102,067
Audio & Visual Equipment/Service	6,026	98,049	305,574
Reading Materials	885	11,416	36,814
Pets, Toys, Hobbies	4,246	61,417	192,660
Personal Items	14,514	209,349	645,111
Total Food & Alcohol	50,028	818,871	2,444,605
Food at Home	27,385	458,443	1,328,560
Food Away From Home	19,197	304,932	937,127
Alcoholic Beverages	3,446	55,496	178,917
Total Household	30,003	411,924	1,272,313
House Maintenance & Repair	5,445	69,715	204,610
Household Equipment & Furnishings	11,385	164,946	508,920
Household Operations	9,499	130,075	406,255
Housing Costs	3,675	47,189	152,528
Total Health Care	10,976	156,025	465,164
Medical Services	6,148	89,600	270,727
Prescription Drugs	3,723	50,721	147,609
Medical Supplies	1,105	15,704	46,828
Total Education & Day Care	14,257	200,323	622,823
Education	9,208	132,765	407,449
Fees & Admissions	5,048	67,557	215,374

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Consumer Spending (2024) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	201,070	3,019,785	9,111,227
Total Apparel	11,562	189,867	553,434
Women's Apparel	4,899	75,716	221,813
Men's Apparel	2,541	41,027	120,689
Girl's Apparel	792	14,493	41,847
Boy's Apparel	534	9,807	28,203
Infant Apparel	468	8,716	25,673
Footwear	2,330	40,109	115,209
Total Entertainment, Hobbies & Pets	13,536	206,598	643,912
Entertainment	2,247	34,401	103,951
Audio & Visual Equipment/Service	6,120	98,928	308,605
Reading Materials	880	11,517	37,007
Pets, Toys, Hobbies	4,289	61,752	194,349
Personal Items	15,098	220,532	679,905
Total Food & Alcohol	53,914	880,256	2,627,916
Food at Home	29,533	495,231	1,436,547
Food Away From Home	20,822	328,251	1,008,930
Alcoholic Beverages	3,560	56,773	182,440
Total Household	30,870	423,398	1,304,316
House Maintenance & Repair	5,564	70,963	208,240
Household Equipment & Furnishings	11,450	165,390	509,942
Household Operations	10,100	138,485	429,429
Housing Costs	3,756	48,560	156,705
Total Health Care	11,884	172,785	515,950
Medical Services	6,700	98,850	299,064
Prescription Drugs	3,985	56,496	164,918
Medical Supplies	1,200	17,439	51,967
Total Education & Day Care	15,290	215,480	669,446
Education	10,158	146,593	449,373
Fees & Admissions	5,132	68,887	220,073

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