

JAMESON.

FOR LEASE

STOREFRONT RETAIL

Thorek Memorial Hospital- 840 Wes
Chicago, IL 60613

\$34.00/SF/MG

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LEASE OVERVIEW

LEASE PRICE: 34.00/SF/MG

SUITE SIZE: 3,475 SF

BUILDING SIZE: 205,000 SF

LAYOUT: Retail/Office

PARKING: On site

MARKET: Chicago MSA

CROSS STREETS: Broadway/Irving Park Road

AREA TENANTS

- Walgreen's
- ACE Hardware
- Dunkin' Donuts
- Subway
- Trio Convenience Store
- BP
- H & R Block
- Gamestop
- Taco and Burrito House

PROPERTY DESCRIPTION

Storefront/hard corner Retail/Office space
Storefront windows on east and south facades
Tons of Natural Light

PROPERTY HIGHLIGHTS

- Retail/Office Space available within Thorek Memorial Hospital
- On site parking
- Terrific location
- Walk to Sheridan CTA station (Red/Purple lines)

AREA AND TRANSPORTATION HIGHLIGHTS

- Sheridan CTA station (Red/Purple lines) 2 blocks
- On site surface parking
- CTA bus lines- 80 & 36

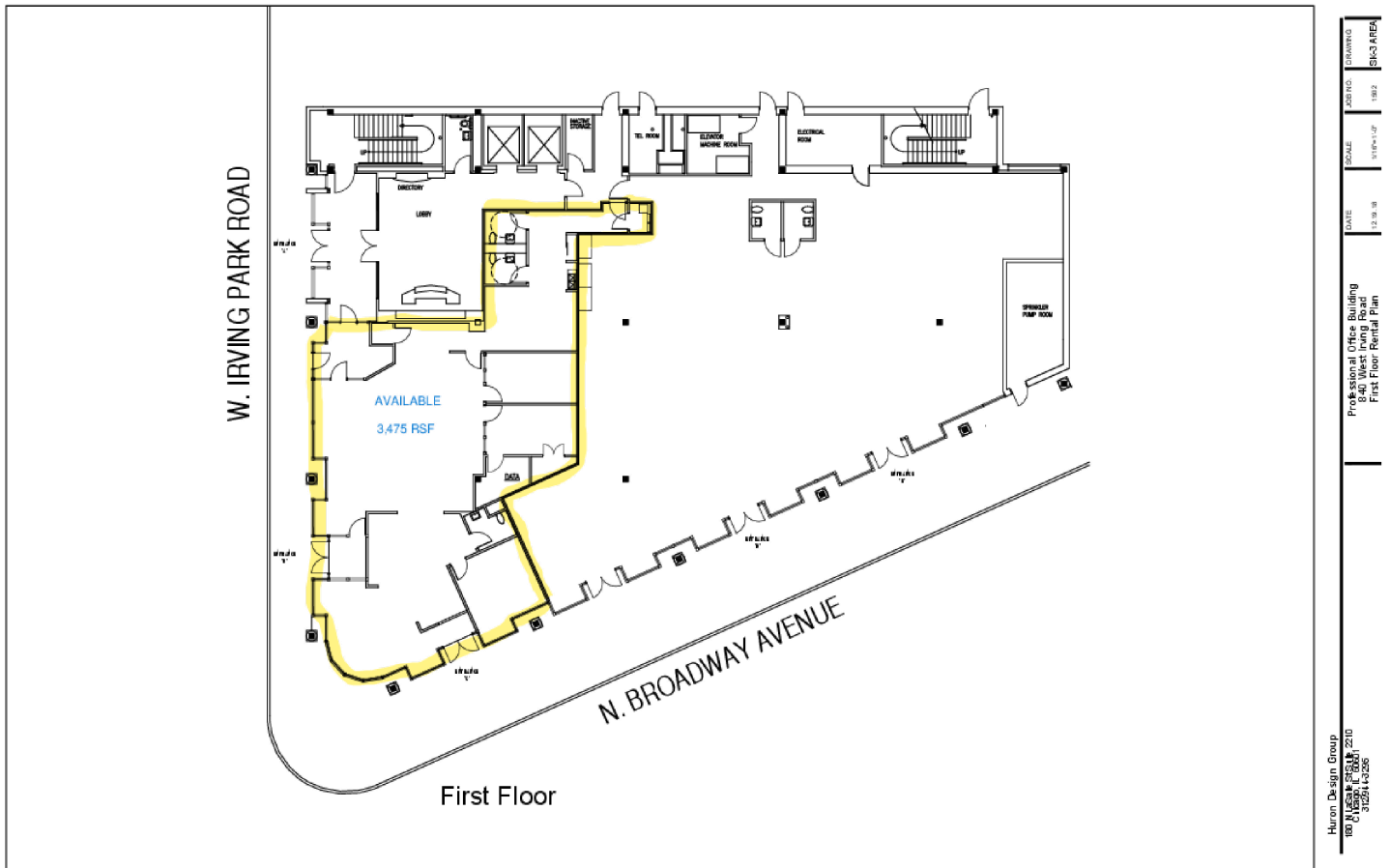
INTERIOR PHOTOS

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613 \$28 - 34 SF/yr



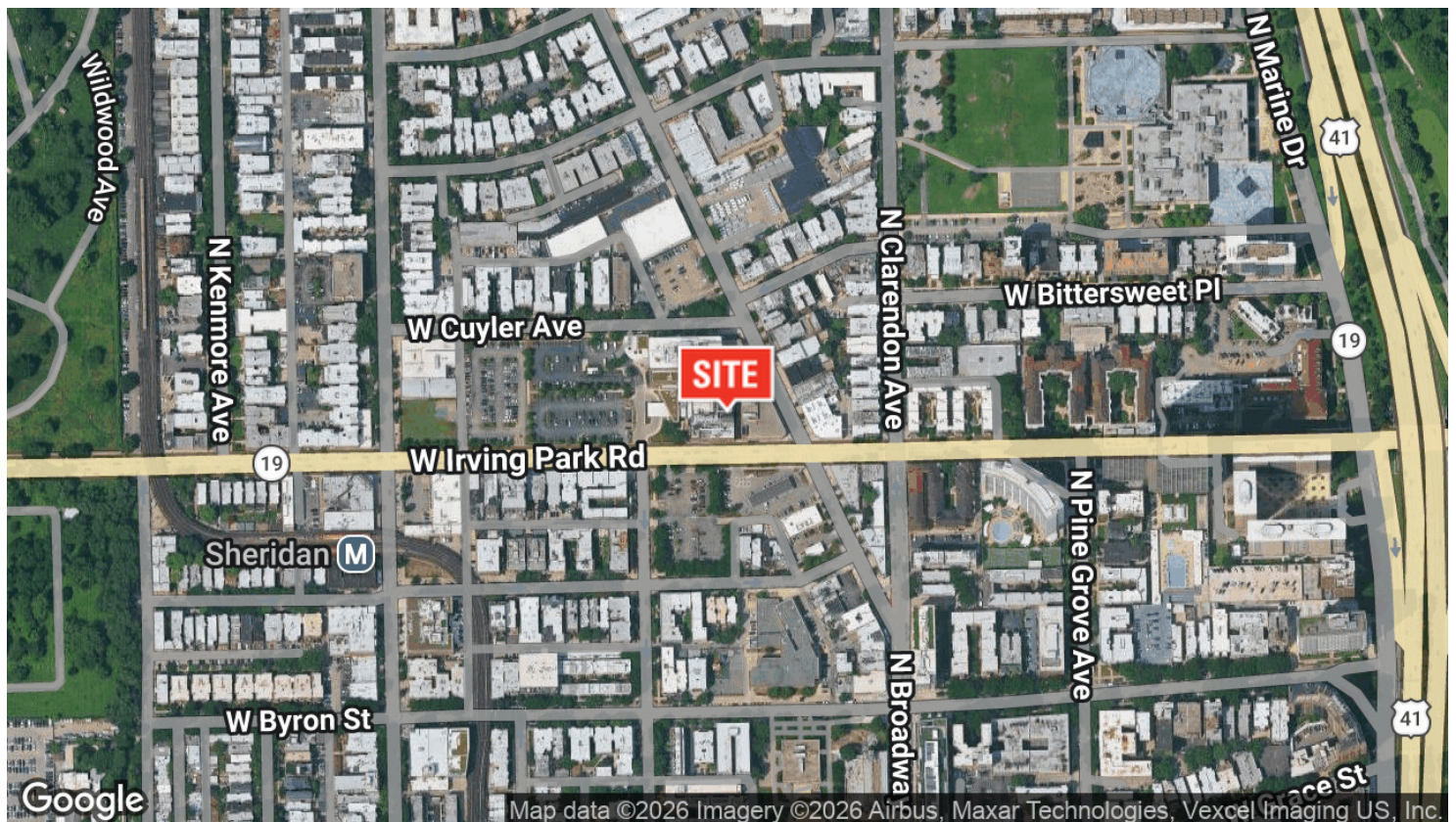
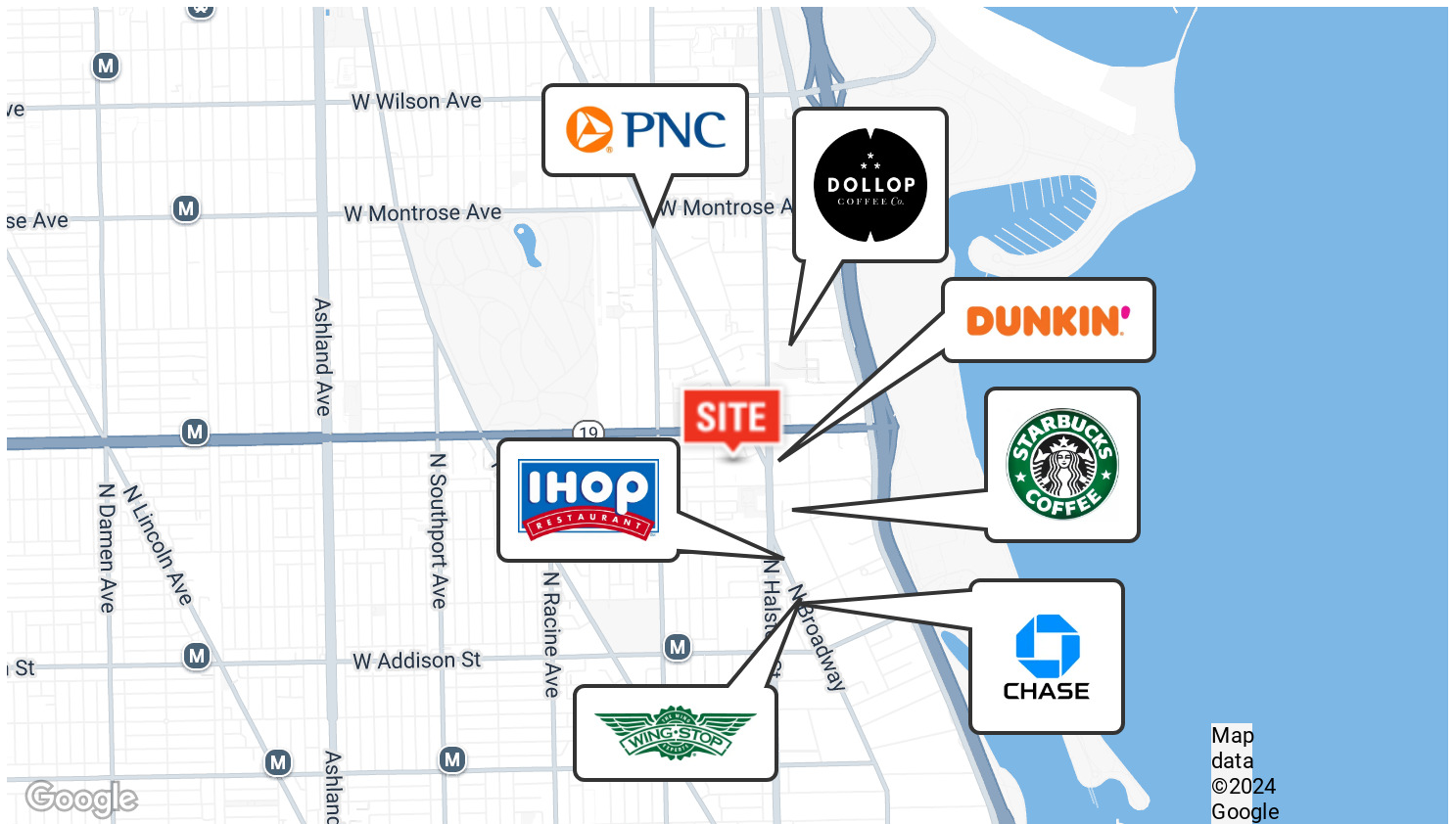
CORNER RETAIL PLAN: 3,475 RSF

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613 \$28 - 34 SF/yr



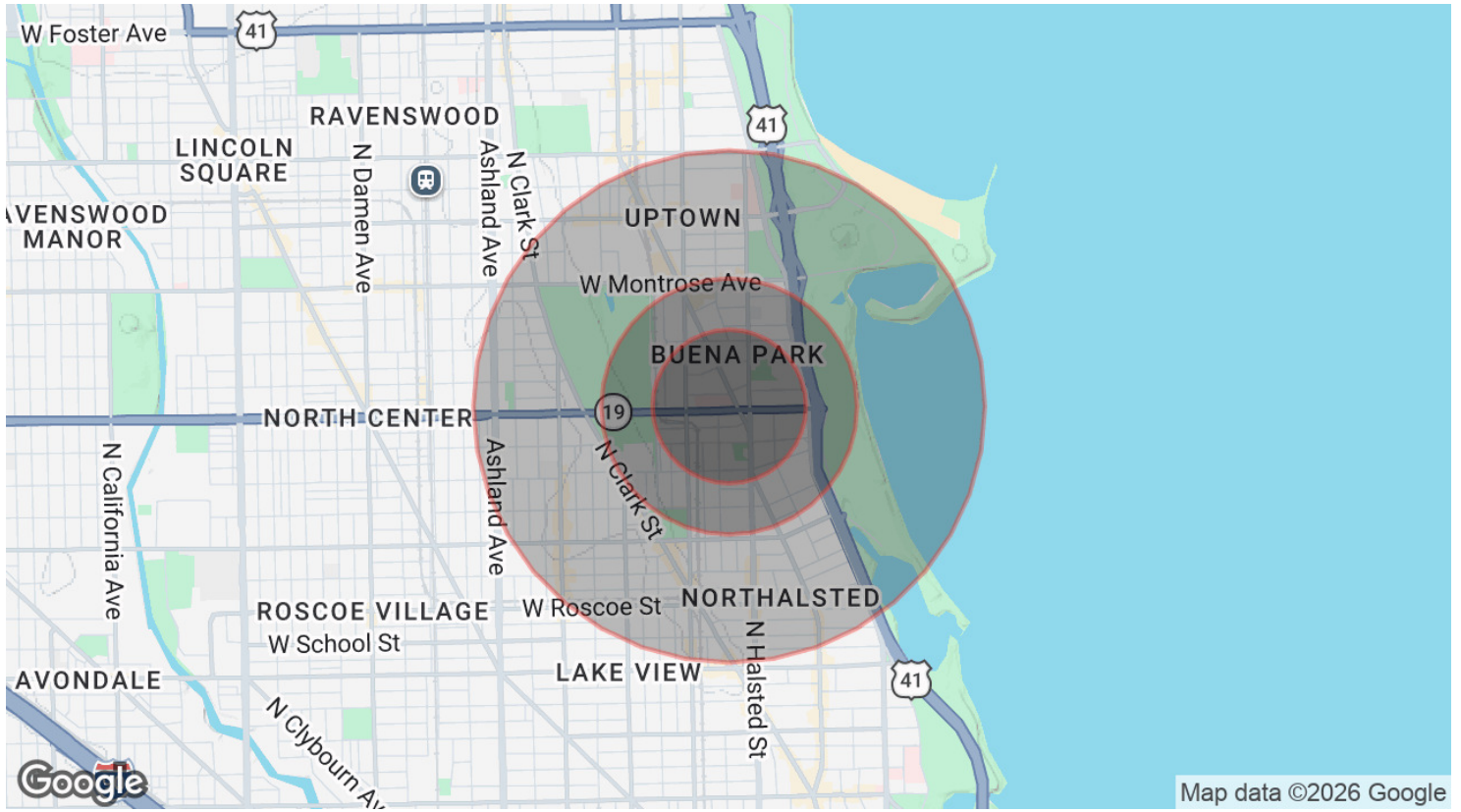
AERIAL & STREET DETAIL

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613\$28 - 34 SF/yr



DEMOGRAPHICS MAP & REPORT

Thorek Memorial Hospital- 840 West Irving Park Road, Chicago, IL 60613\$28 - 34 SF/yr



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	14,487	27,694	78,410
Average Age	38	39	38
Average Age (Male)	38	39	38
Average Age (Female)	38	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8,934	16,976	44,829
# of Persons per HH	1.6	1.6	1.7
Average HH Income	\$119,635	\$120,631	\$126,212
Average House Value	\$461,712	\$464,584	\$568,631

2020 American Community Survey (ACS)