

MIXED USE-STREET RETAIL/OFFICE FOR LEASE

521 Park Avenue, Kenilworth, IL 60043



OFFERING SUMMARY

AVAILABLE SF:	650 - 1,850 SF
LEASE RATE:	\$19.80 - 33.00 SF/yr (Gross)
LOT SIZE:	0 Acres
YEAR BUILT:	1935
BUILDING SIZE:	7,300 SF
ZONING:	B-Business

PROPERTY OVERVIEW

Special Introductory Offer: 40% off lease rate, from \$33/sf to \$19.80/sf offered for the initial months of the lease depending on term of final signed lease. 1,200sf and 650sf Available, Tall Ceilings, Full Window Display ideal for retail, formerly Optometrist Offices. Spaces adjacent so easy to open to full 1,850sf. Contact Broker Joe H for details or schedule your showing.

PROPERTY HIGHLIGHTS

- Unit 1B - 1,200sf, 2 private offices, sinks in each, 3rd work area w/sink could be office as well, in unit HVAC, 1 Bathroom. Basement storage available. Tenant pays utilities, Landlord pays water and trash pick up.
- Unit 1 A - 650sf, 1 bathroom, Tenant pays electric, Landlord pays Gas, water and trash pickup.
- Walk to Metra Station.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,945	32,722	86,185
Total Population	12,006	90,983	233,702

KELLER WILLIAMS CHICAGO-O'HARE
8750 W. Bryn Mawr,
Ste. 110E
Chicago, IL 60631

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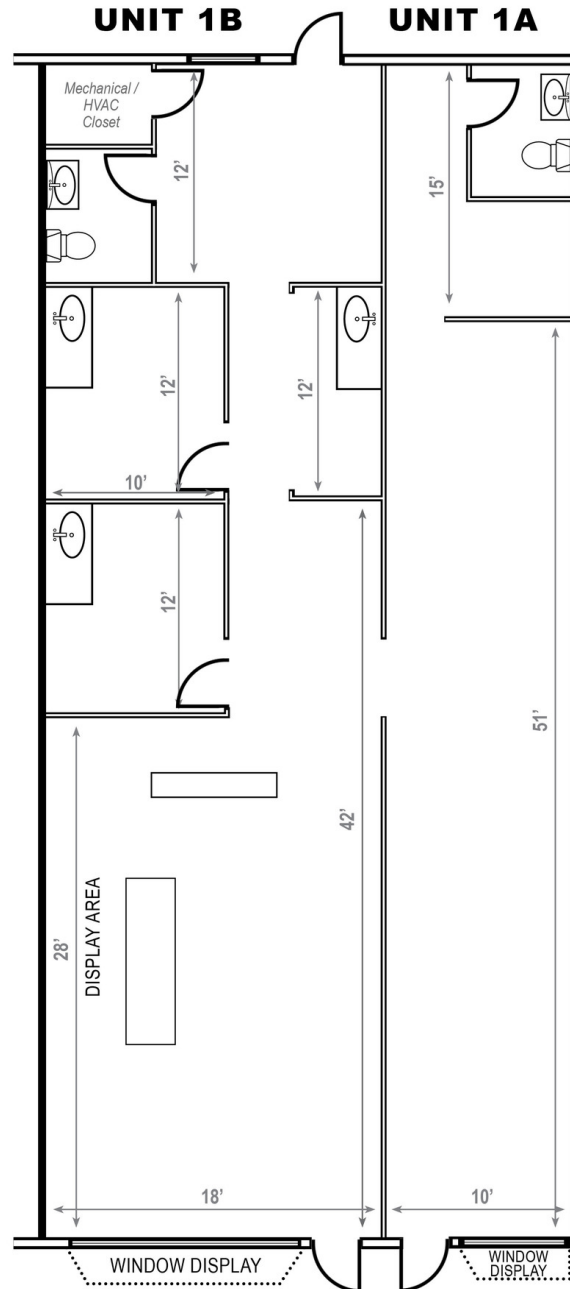
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REAR PRIVATE PARKING



Not to scale - Measurements are approximate.

PARK DRIVE

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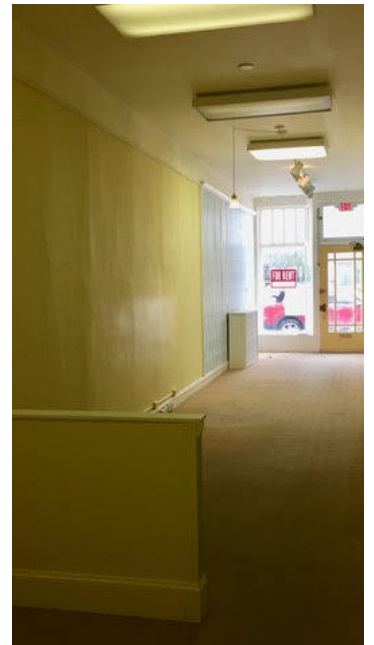
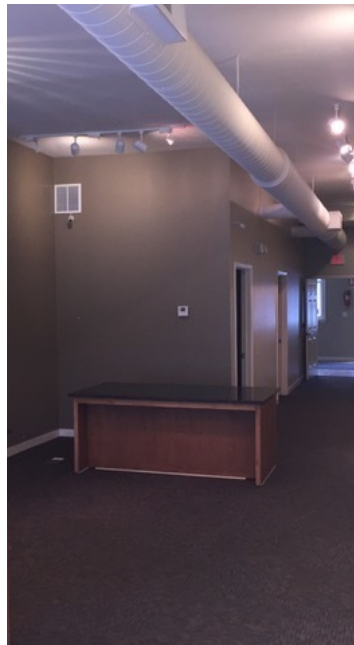
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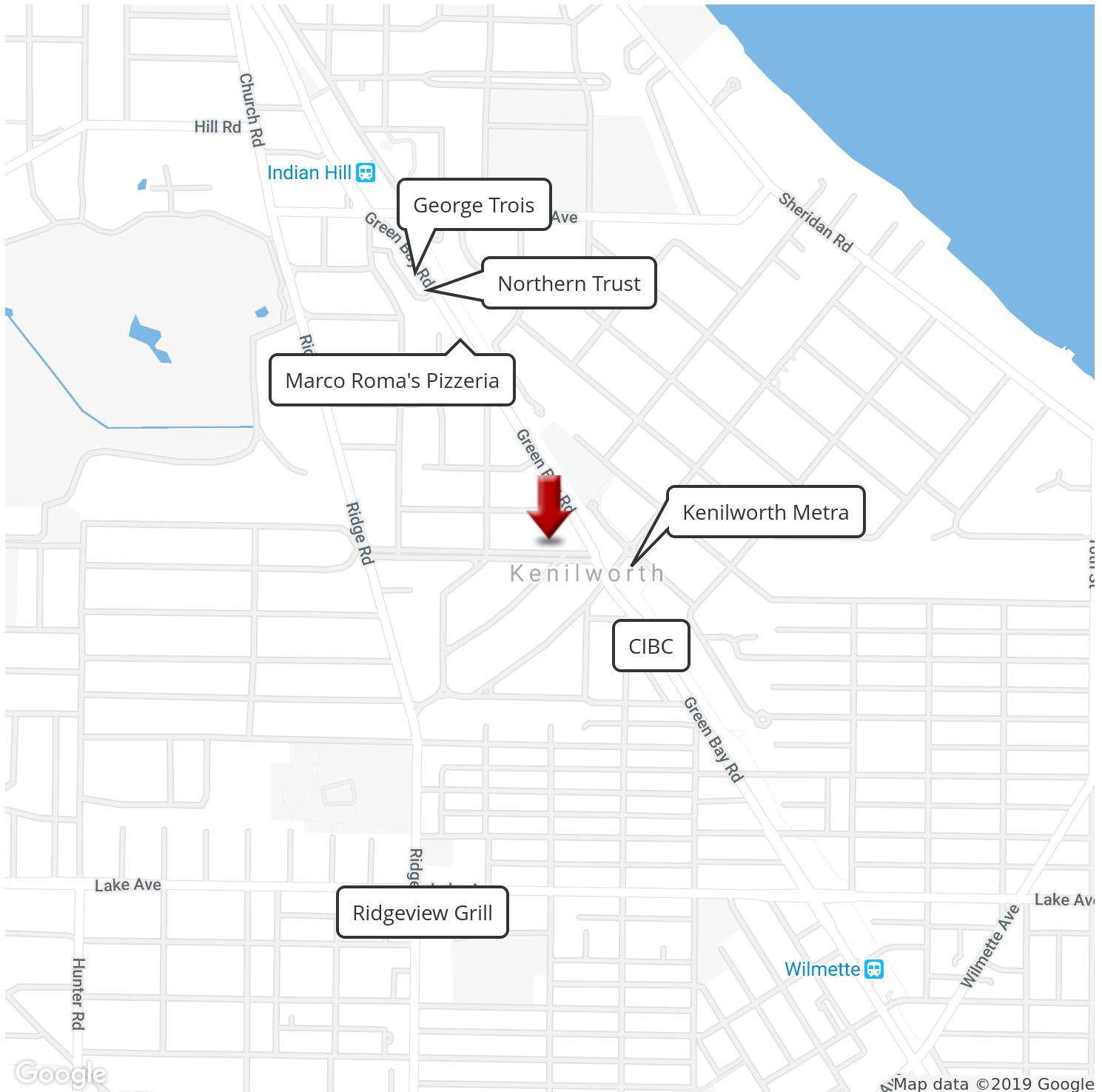
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