

FOR LEASE

Free-Standing RET/FLEX

3566 S. HALSTED ST.

Chicago, IL 60609

*PHOTO IS A CONCEPTUAL RENDERING

PRESENTED BY:

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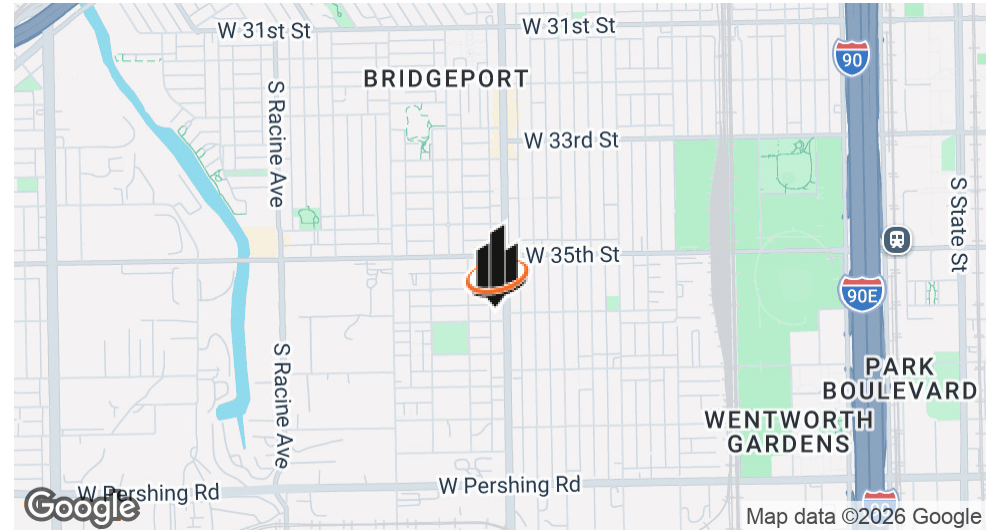
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$4,000/month (MG)
AVAILABLE SF:	2,262 SF
LOT SIZE:	3,900 SF
ZONING:	B1-1
NEIGHBORHOOD:	Bridgeport

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to introduce a prime leasing opportunity at 3566 S. Halsted! This single-story, column-free Retail / Flex building is approximately 2,262 SF. The property occupies a coveted corner location, with the potential for outdoor patio space or expansion to 3,900 SF. Boasting high ceilings (12.5'), the building has a new roof and tuckpointing, and soon-to-be-new HVAC and bathrooms. This flexible space also features three garage doors on 36th Street, 200-Amp, 3-Phase power, and a triple catch basin. Positioned in the vibrant Bridgeport neighborhood, this property is near the soon-to-be expanded Donovan Park and the recently remodeled Ramova Theatre (1,800 capacity). Zoned B1-1. Contact the Listing Broker for additional information.

LOCATION DESCRIPTION

Bridgeport, Chicago, IL

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	3566 S. Halsted Free-Standing RET/FLEX Building
STREET ADDRESS	3566 S. Halsted St.
CITY, STATE, ZIP	Chicago, IL 60609
COUNTY	Cook
SUB-MARKET	Bridgeport
CROSS-STREETS	Halsted / 36th Street

PROPERTY HIGHLIGHTS

- ±2,262 SF Free-Standing RETAIL / FLEX Building
- Single-Story, Column-Free, Corner Property
- Additional Land for Patio or Expansion to 3,900 SF
- Three (3) Garage Doors on 36th Street
- High Ceilings (12.5')
- Building has New Roof and Tuckpointing, Will Have New HVAC, Bathrooms, Slab
- 200-Amp, 3-Phase, Triple Catch Basin
- Bridgeport Neighborhood
- Steps From the Soon to be Expanded Donovan Park and the Remodeled Ramova Theatre (1,800 seats)



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ADDITIONAL PHOTOS



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RETAIL AERIAL MAP

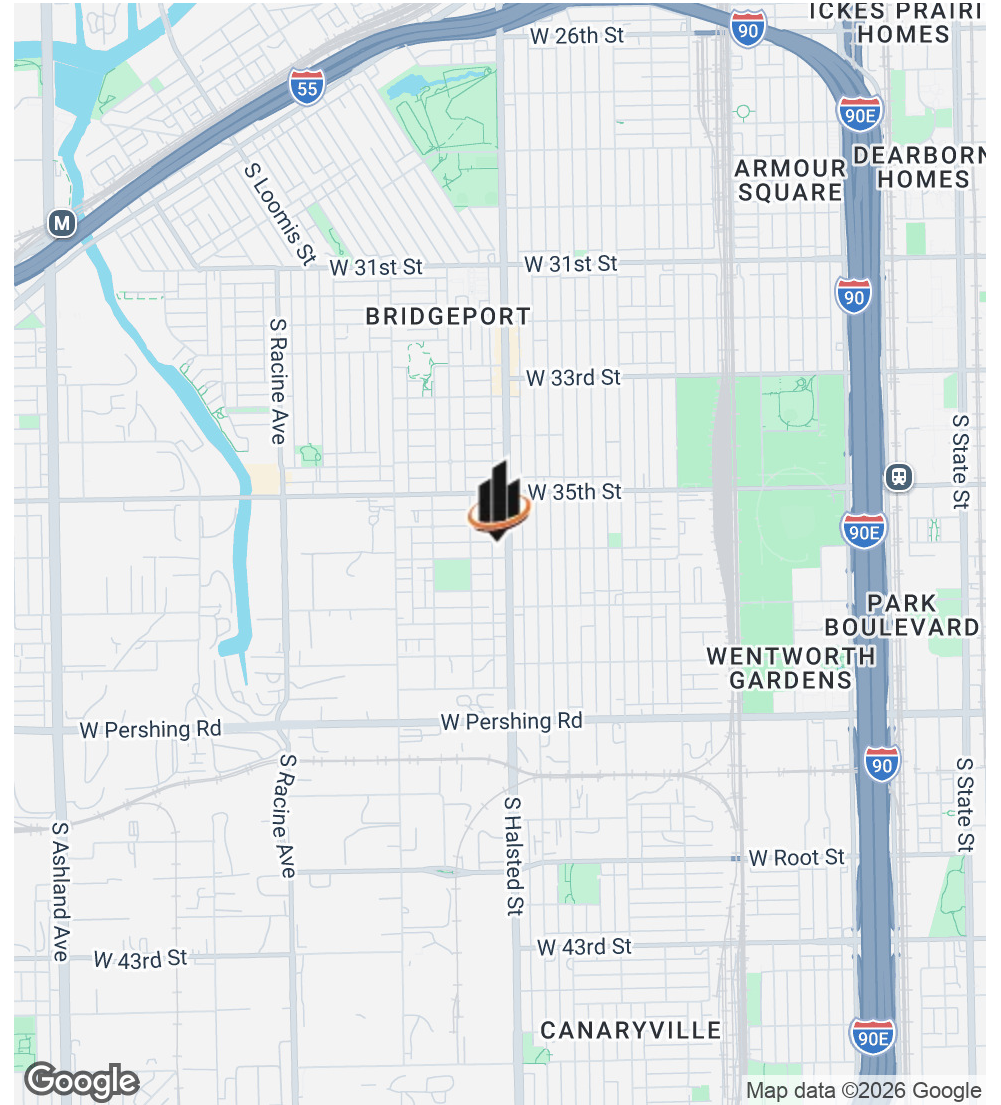
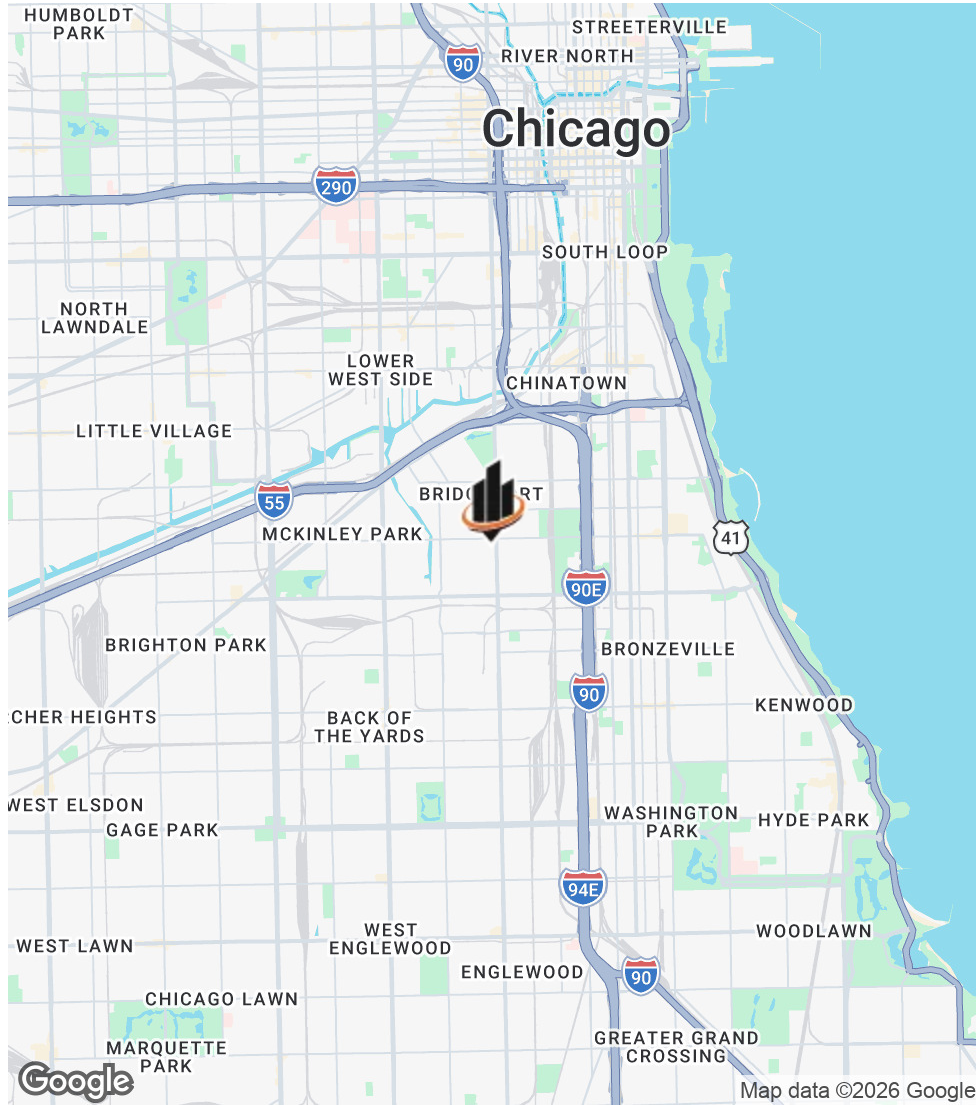


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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 1.5 MILES

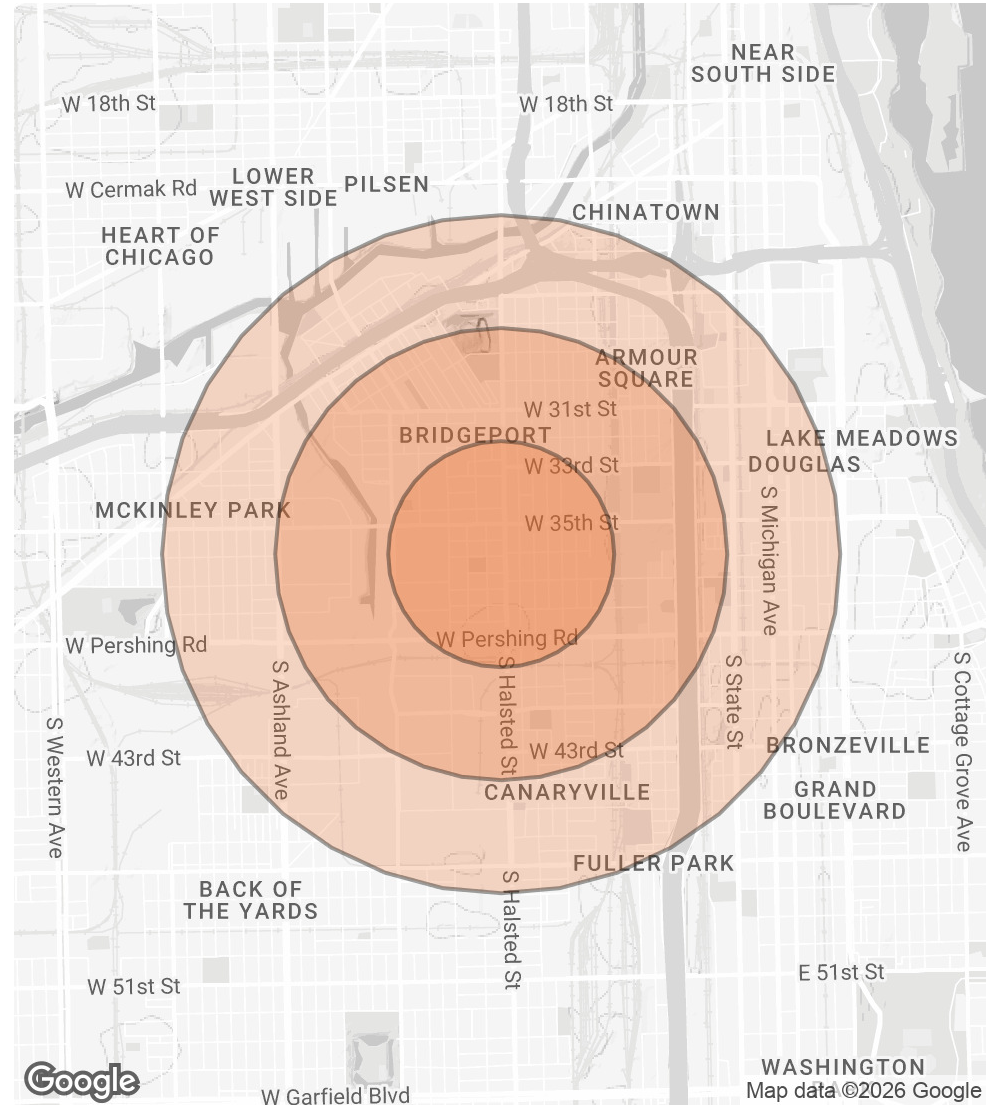
	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,280	33,108	70,500
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	4,773	13,583	28,139
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$120,702	\$99,422	\$89,395
AVERAGE HOUSE VALUE	\$466,023	\$494,393	\$453,564

2020 American Community Survey (ACS)



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