

FOR LEASE - Lyons Plaza

1,000 Sq. Ft. to 4,000 Sq. Ft. Retail Space

7942 W. Ogden Avenue, Lyons, IL



- Part of a 9,770 s.f. strip mall
- 1991 masonry construction
- Separately metered utilities
- Great Ogden Avenue exposure

Lease Rate: \$20.00 psf NNN

Real Estate Taxes: \$6.50 psf

CAM charge \$1.83 psf

- 10' ceiling height
- B-1 zoning
- 25,800 sq. ft. site (129' x 200')
- 33 car parking

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2020 Est. Population	14,646	153,890	450,668
2020 Est. Households	5,688	55,670	157,302
2020 Est. Avg. Income	\$88,715	\$90,826	\$89,257
Traffic Count	19,841 vehicles per day		

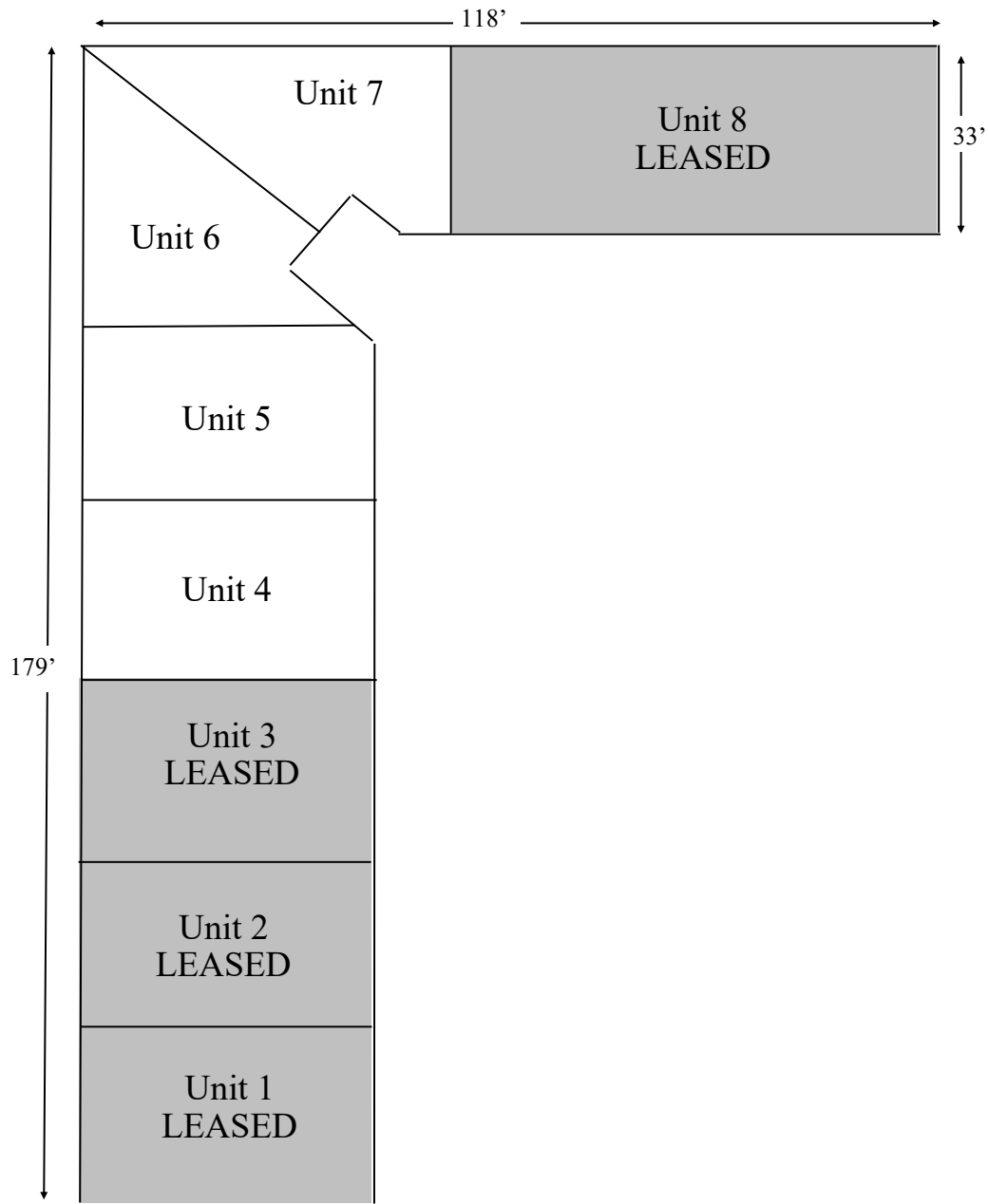


Exclusively Offered by:
Daniel Chopp
 (708) 387-2640
dan@choppcommercial.com

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Ogden Avenue

Note: drawing not to scale



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Additional Photos



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