



FOR LEASE

Downtown Homewood Retail or Office Units

2019-2021 RIDGE ROAD

Homewood, IL 60430

PRESENTED BY:

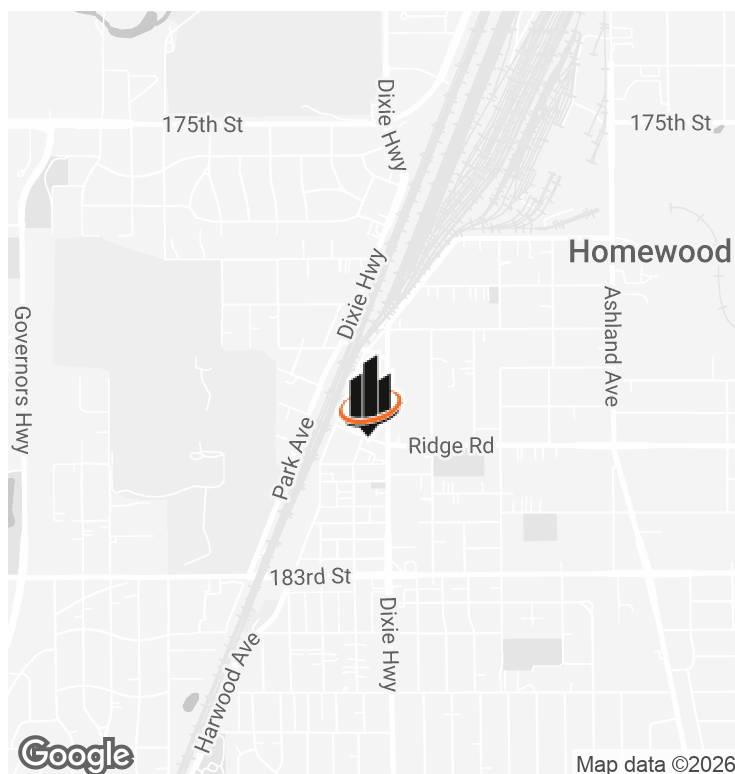
**KAREN KULCZYCKI,
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable (NNN)
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	1,400 SF
UNITS AVAILABLE:	2
LOT SIZE:	0.21 Acres
RENOVATED:	2020
ZONING:	B-1
SUBMARKET:	South Suburban
APN:	29-31-311-021-0000

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present a leasing opportunity at 2019 and 2021 Ridge Road in the heart of Homewood, Illinois. Two (2) Retail Unit Storefronts are $\pm 1,400$ SF each with frontage on Ridge Road. Picture windows, open concept, restroom, and parking spaces behind the store. Incredible location across from Martin Square and steps from the Metra Station.

PROPERTY HIGHLIGHTS

- $\pm 1,400$ SF to $\pm 2,800$ SF Retail or Office Units
- Street Retail Frontage | Picture Windows
- Open Concept | Rear Parking | Steps to Metra Station
- Unit 2019 former resale shop $\pm 1,400$ SF
- Unit 2021 former salon $\pm 1,400$ SF

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,400 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2019	Available	1,400 SF	NNN	Negotiable	Former resale shop Open Concept Office Restroom Rear Parking Facade Signage
2021	Available	1,400 SF	NNN	Negotiable	Former Salon with sink plumbing Washer & Dryer hook up Office Rear Parking Facade Signage

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ADDITIONAL PHOTOS



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AERIAL PHOTO



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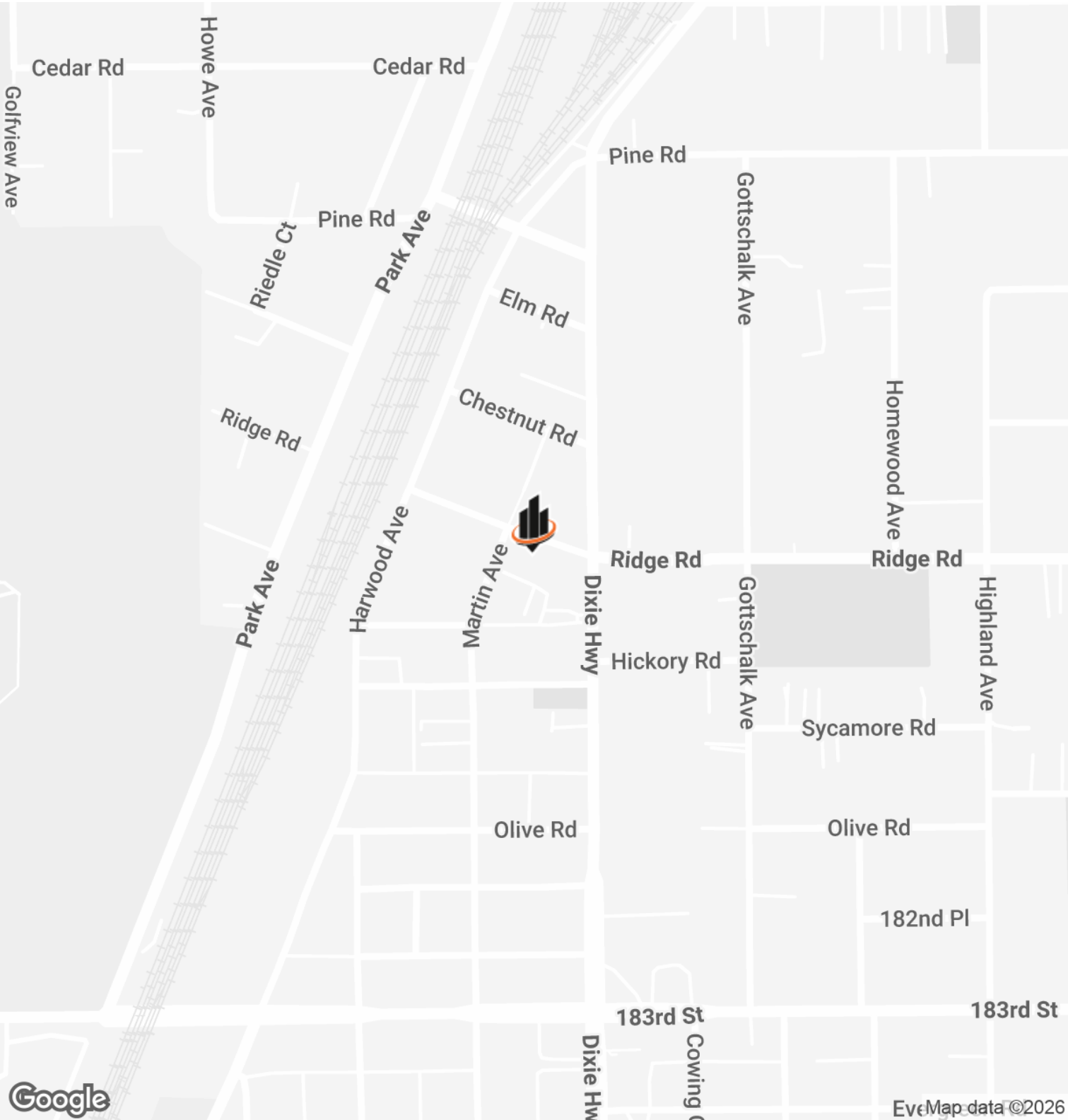
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AREA RETAIL AND TRAFFIC



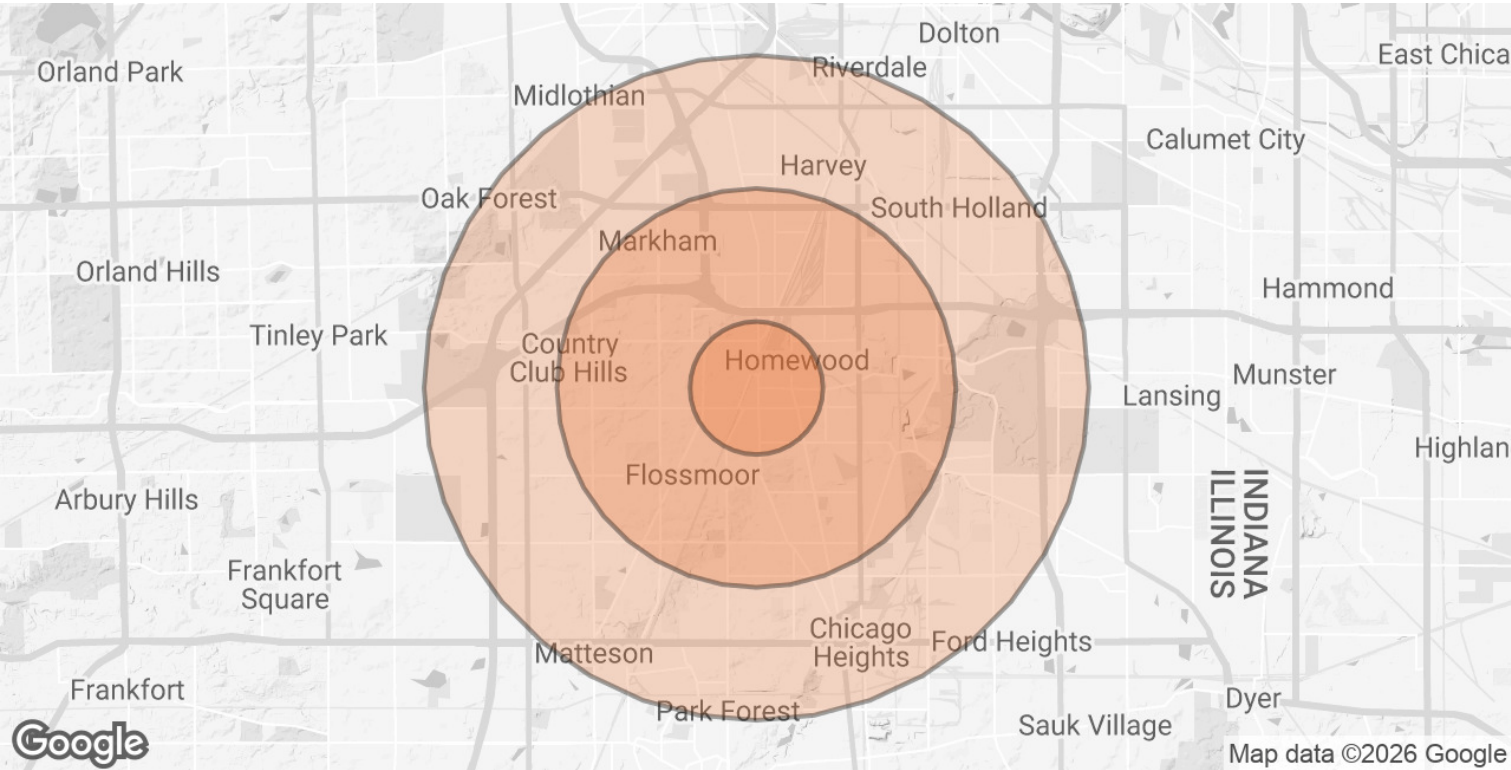
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,812	77,279	190,311
AVERAGE AGE	38.8	39.4	39.5
AVERAGE AGE (MALE)	34.2	35.6	35.8
AVERAGE AGE (FEMALE)	42.4	41.9	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,983	27,043	67,805
# OF PERSONS PER HH	2.7	2.9	2.8
AVERAGE HH INCOME	\$105,984	\$103,401	\$92,067
AVERAGE HOUSE VALUE	\$201,298	\$206,852	\$193,812

2023 American Community Survey (ACS)

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