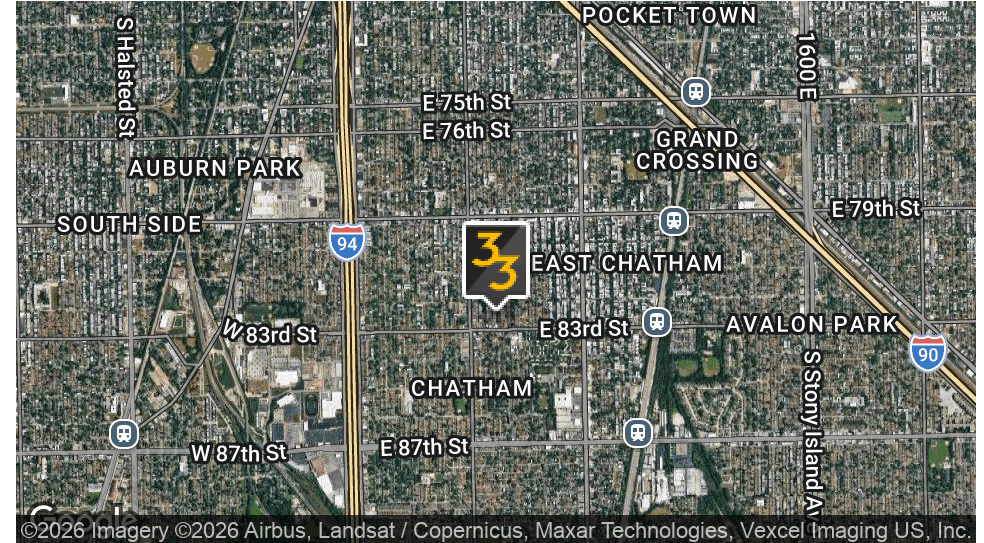


456 E 83RD ST. - +/-1,200 SF COMMERCIAL STOREFRONT

456 E. 83RD STREET, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$1,600 per month (MG)
Available SF:	1,200 SF
Zoning:	B3-2
Market:	Chicago
Submarket:	Chatham

PROPERTY OVERVIEW

33 Realty is pleased to present for lease 456 E 83rd Street, a +/-1,200 SF commercial storefront located in the south Chatham neighborhood of Chicago.

Zoned B3-2, the property features 11'6" ceilings, tile throughout, gas-forced heat, one bathroom, and is situated on a corner location.

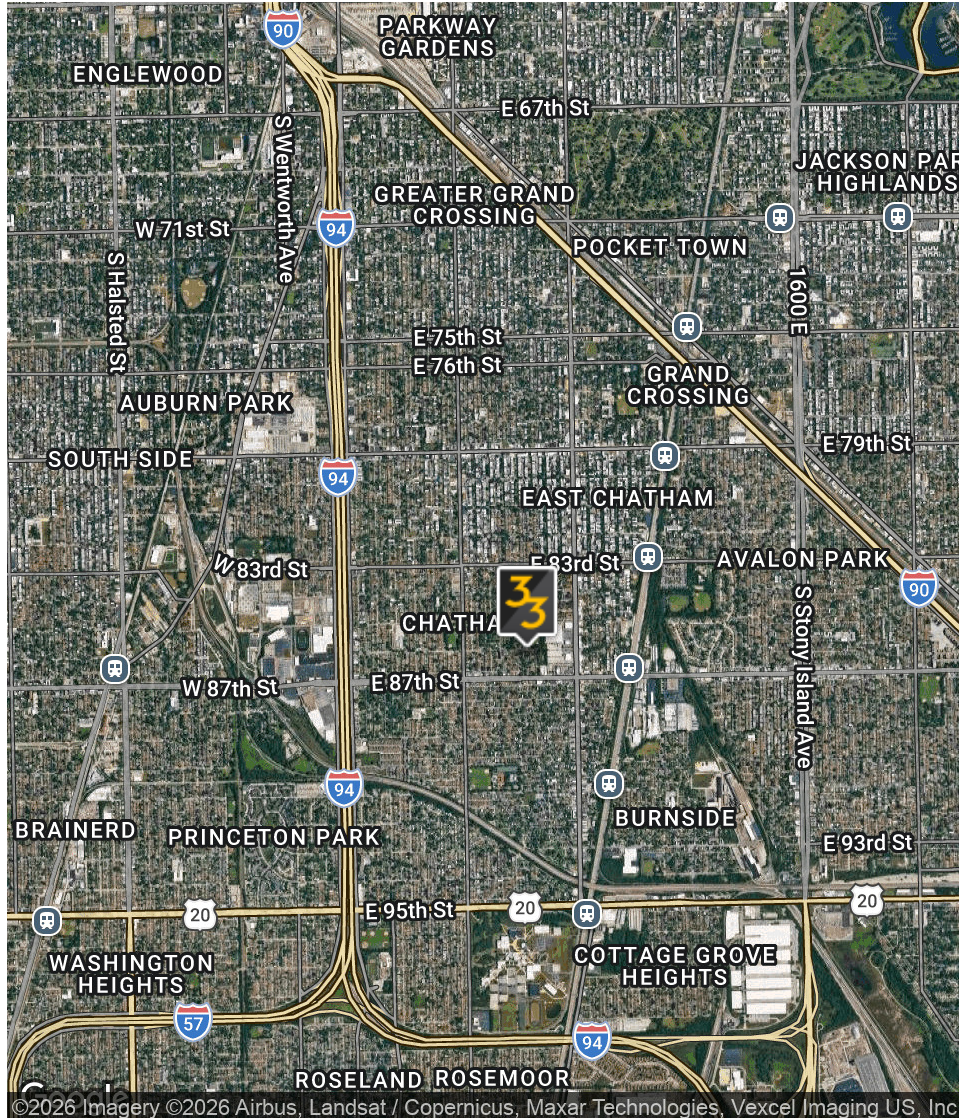
The prospective operator is responsible for monthly rent, electric, gas, trash, and water/sewer (TBD on use)

PRESENTED BY: **GENE
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BROKER
219.465.8584
gene.hart@33realty.com



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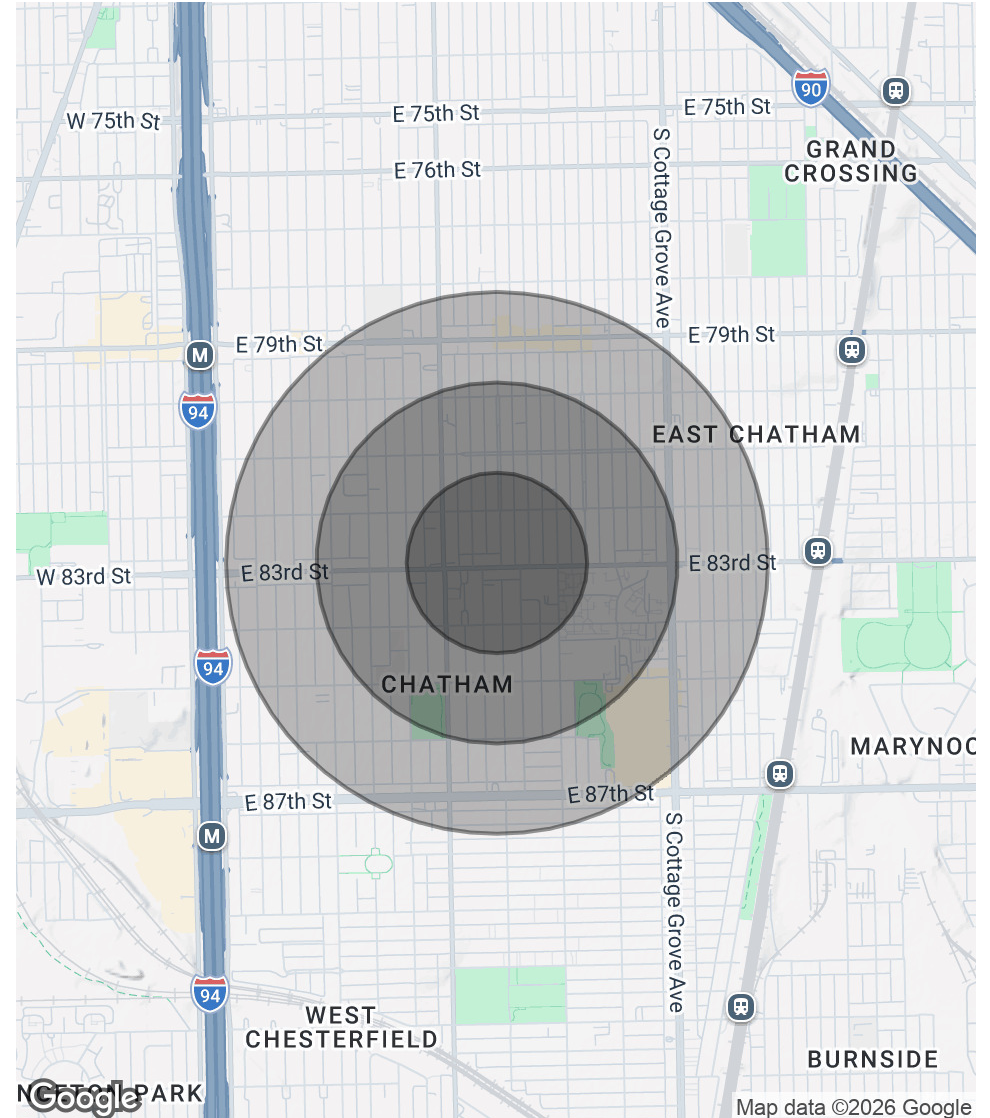
POPULATION

	0.2 MILES	0.4 MILES	0.6 MILES
Total Population	1,533	6,080	15,802
Average Age	34.1	38.5	41.7
Average Age (Male)	30.0	32.9	38.8
Average Age (Female)	46.8	49.3	47.1

HOUSEHOLDS & INCOME

	0.2 MILES	0.4 MILES	0.6 MILES
Total Households	720	3,010	7,974
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$68,872	\$67,131	\$58,184
Average House Value	\$248,249	\$218,096	\$216,773

2023 American Community Survey (ACS)



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GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018 after fortunately becoming acquainted with Sean Connelly. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing in Chicago. He is a proud alumni of DePaul University's Real Estate and Liberal Studies Honors programs. During his time at DePaul, he had the fortune to intern for two of Chicago's most respected real estate firms: R2 Companies & Baum Realty, while also leasing apartments with residential firms "on the side" to fund bar/restaurant tabs and travel.

Prior to joining 33 Realty, Gene had the pleasure to cut his teeth for two years as a multifamily investment sales and retail leasing broker at First Western Properties under Paul Tsakiris' guidance after six years in appraisal/valuation at CBRE, The Butler Burgher Group, and Colliers alongside Chad Bosley and Mike D'Alessandro. As a commercial appraiser, he gained invaluable experience working on varying property types and classes: both institutional and middle-market retail, office, industrial, and multi-family. This diverse background gives him a unique capability to competently service clients across multiple asset types both in sales and leasing.

As a devout and passionate Chicagoan, Gene lives with his beautiful and talented wife Sara, an emergency veterinarian, and four French Bulldogs: Jerry, Elaine, Kramer, and George in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University 2011 - Real Estate Program

33 Realty

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