

JAMESON.

451 & 503

E. PERSHING ROAD
CHICAGO, IL 60653

FOR LEASE

BARRY KADISH
COMMERCIAL REAL ESTATE SPECIALIST
312.502.5297
BKADISH@JAMESON.COM



EXECUTIVE SUMMARY



SPACES AVAILABLE

ONE 3,300 SUITE AT 451 E. PERSHING
ONE 3,300 SUITE AT 503 E. PERSHING

SPACE SIZES

3,300 SF

SPACE TYPE

RETAIL/OFFICE

ZONING

B3-3

LEASE PRICE

\$18/SF NET

LEASE TERM

NEGOTIABLE

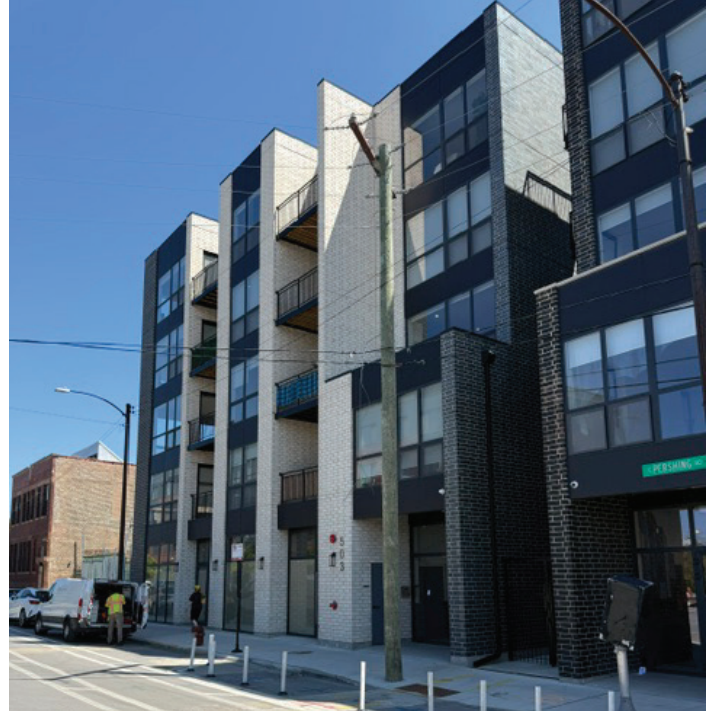
PROPERTY DESCRIPTION

POSITION YOUR BUSINESS IN THE HEART OF CHICAGO'S THRIVING BRONZEVILLE NEIGHBORHOOD AT THIS BRAND-NEW MIXED-USE DEVELOPMENT LOCATED AT 451 & 503 E. PERSHING RD. THESE EXCEPTIONAL 3,300 SF RETAIL/OFFICE SPACES SIT BENEATH 32 LUXURY RESIDENTIAL APARTMENTS, PROVIDING BUILT-IN VISIBILITY AND A GROWING CUSTOMER BASE. THE LANDLORD WILL DELIVER THE SPACE READY FOR TENANT IMPROVEMENTS AND CUSTOMIZATION, OFFERING A CLEAN SLATE FOR TENANTS TO CUSTOMIZE THE LAYOUT TO MEET THEIR BUSINESS NEEDS. WITH NO EXISTING CONDITIONS, THIS IS AN IDEAL OPPORTUNITY FOR RETAIL, MEDICAL, PROFESSIONAL OFFICE, RESTAURANT, FITNESS, OR SERVICE-ORIENTED BUSINESSES. THERE IS AN OUTDOOR SPACE AVAILABLE FOR LEASE AT AN ADDITIONAL COST.. THE BUILDING DOES NOT OFFER PARKING FOR THE SPACE. THERE IS AMPLE PARKING ON THE STREET.

EXTERIOR PHOTOS

451 & 503 E. PERSHING ROAD

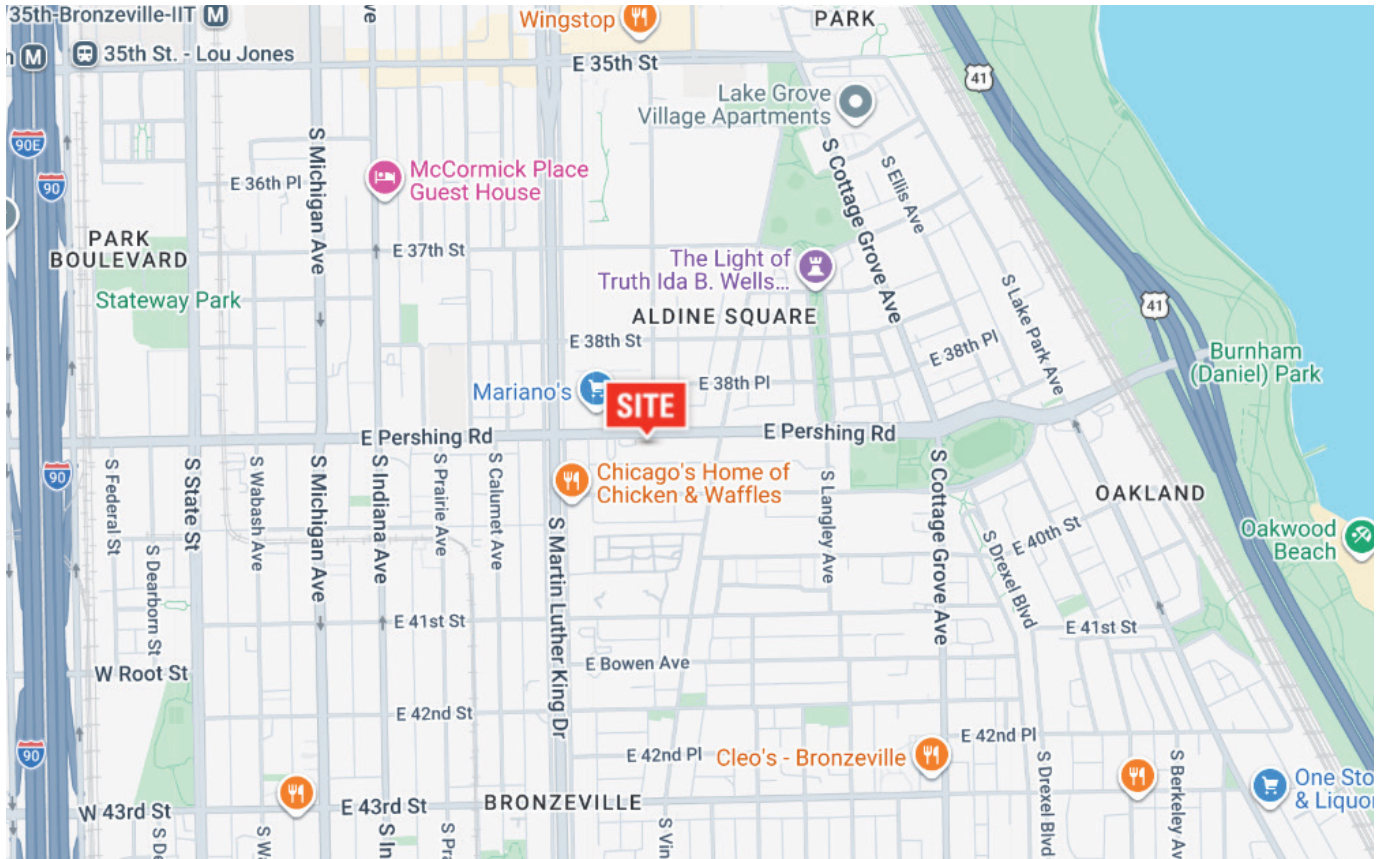
CHICAGO, IL 60653



AERIAL

451 & 503 E. PERSHING ROAD

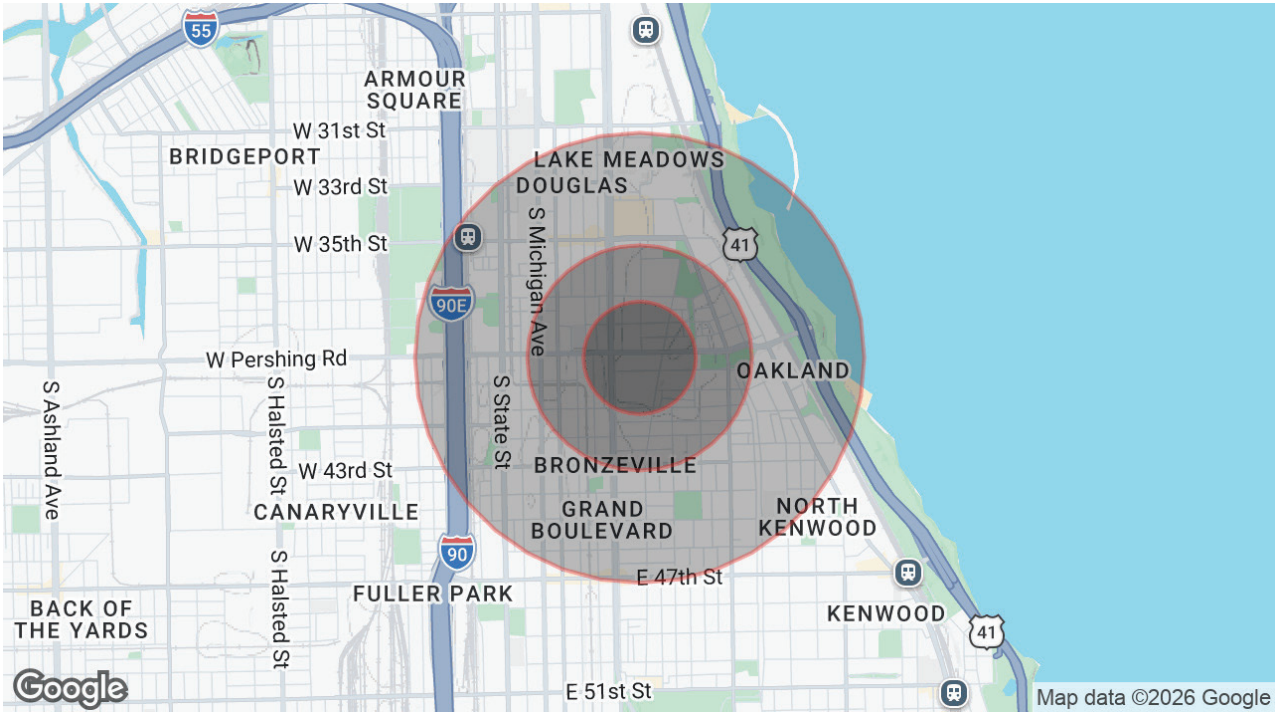
CHICAGO, IL 60653



DEMOGRAPHIC MAP & DATA

451 & 503 E. PERSHING ROAD

CHICAGO, IL 60653



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,601	12,594	40,761
Average Age	43.0	38.8	37.5
Average Age (Male)	37.3	35.1	34.1
Average Age (Female)	47.0	42.2	40.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,021	6,289	19,231
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$54,942	\$68,545	\$76,131
Average House Value	\$220,494	\$333,280	\$375,709

2023 American Community Survey (ACS)

DEMOGRAPHICS

451 & 503 E. PERSHING ROAD

CHICAGO, IL 60653

DEMOGRAPHIC SUMMARY

451 E Pershing Rd, Chicago, Illinois, 60653

Ring of 1 mile

KEY FACTS

37,775

Population



17,961

Households

38.0

Median Age

\$38,455

Median Disposable Income

EDUCATION

9%

No High School Diploma



23%

High School Graduate



28%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$47,704

Median Household Income



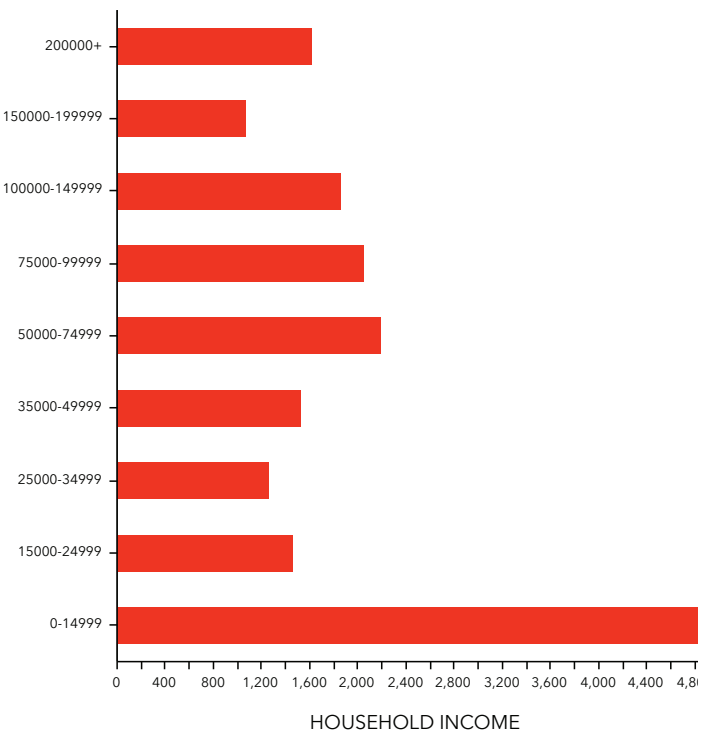
\$40,078

Per Capita Income



\$14,108

Median Net Worth



Source: Esri. The vintage of the data is 2026, 2031.



JAMESON.

JAMESON COMMERCIAL REAL ESTATE
425 W NORTH AVENUE | CHICAGO, IL
JAMESONCOMMERCIAL.COM