

3633 S STATE STREET

3633 S STATE STREET, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Building Size:	5,780 SF
Available SF:	2,885 - 5,780 SF
Number of Units:	2 to 4
Year Built:	2013
Zoning:	C1-3, Commercial
Market:	Chicago
Submarket:	Bronzeville

PROPERTY OVERVIEW

Second generation commercial space available in Bronzeville. Previous single-tenant office space. Excellent opportunity for office, retail, or medical use near IIT and booming 35th Street.

The space is divisible to, at minimum, 2,885 SF.

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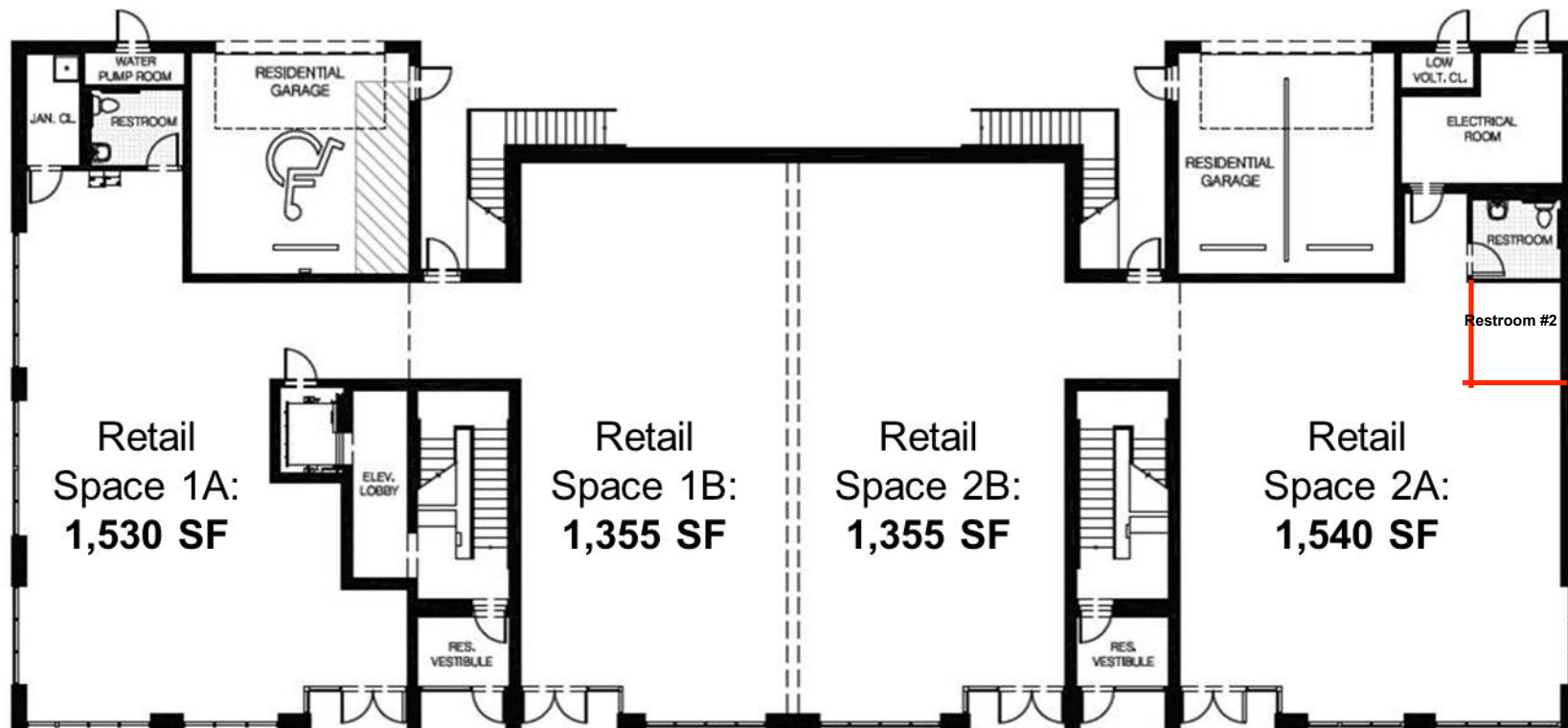
Second generation ground floor commercial space available in Bronzeville just south of The Illinois Institute of Technology.

Unique opportunity for a future tenant to operate in one of the fastest growing neighborhoods in Chicago. Significant developments in immediate area and direct proximity to the Illinois Institute of Technology, public transportation, and new retail developments. Qualified Opportunity Zone and Bronzeville TIF district.

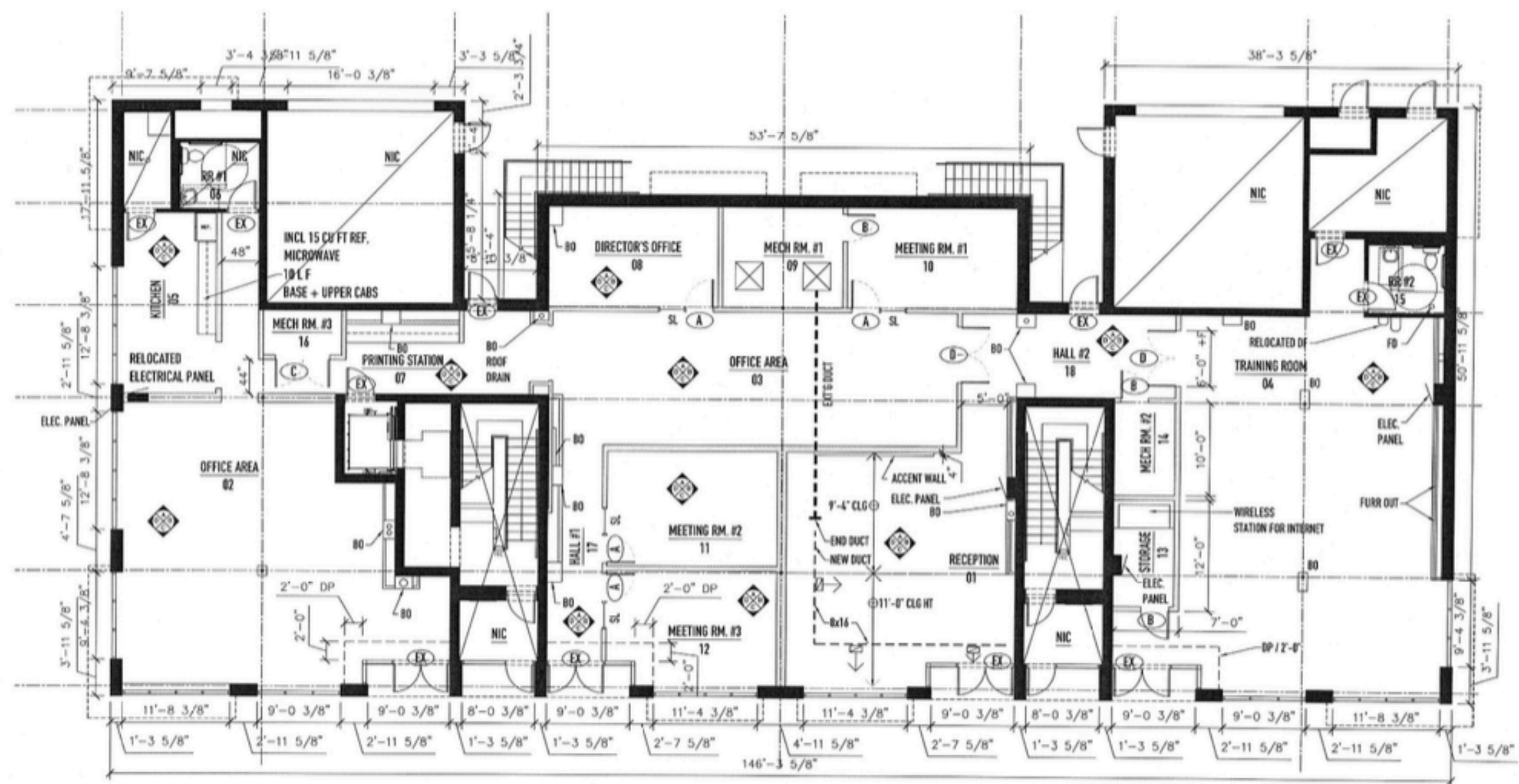
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36th Place



State Street



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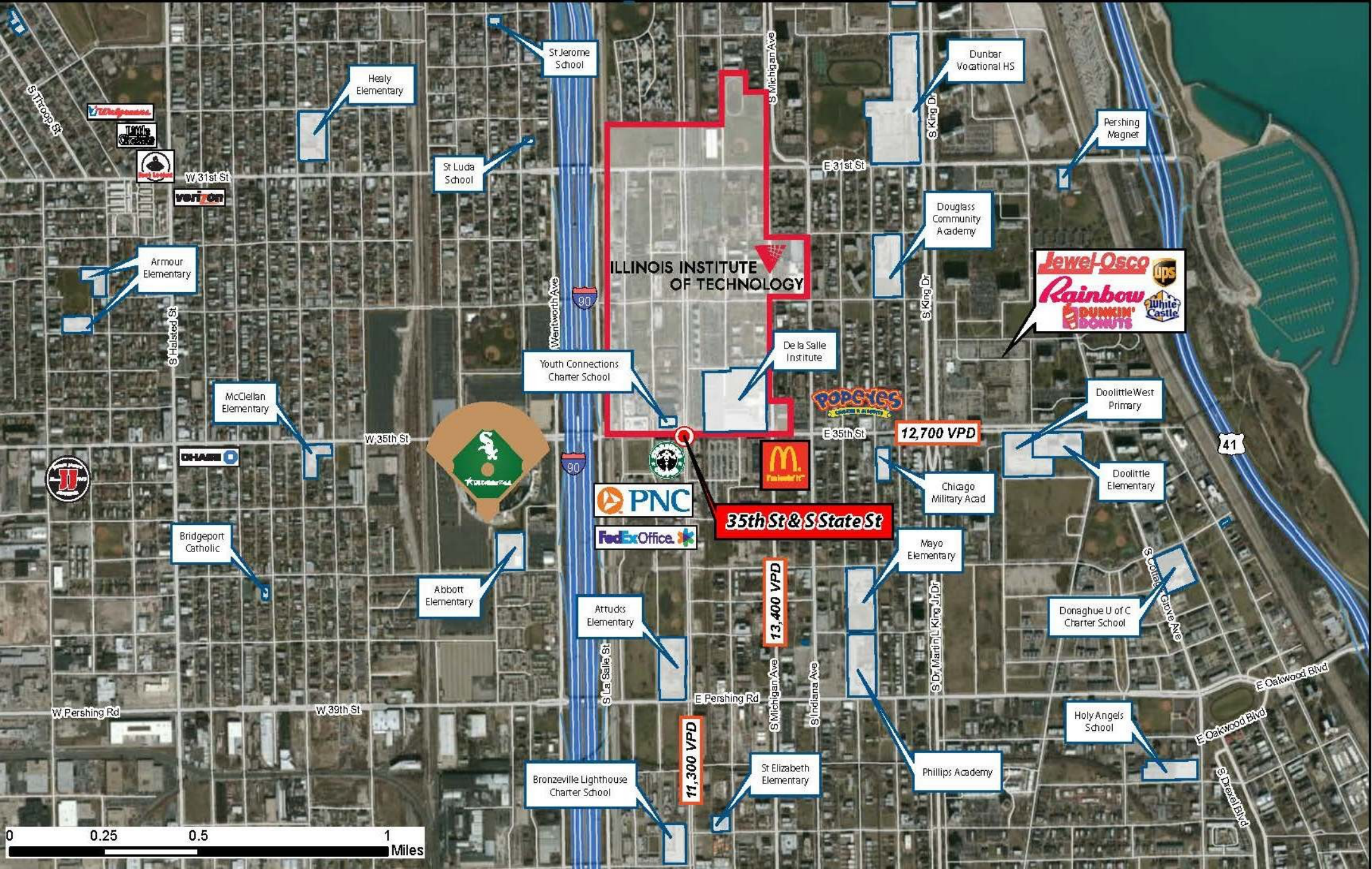
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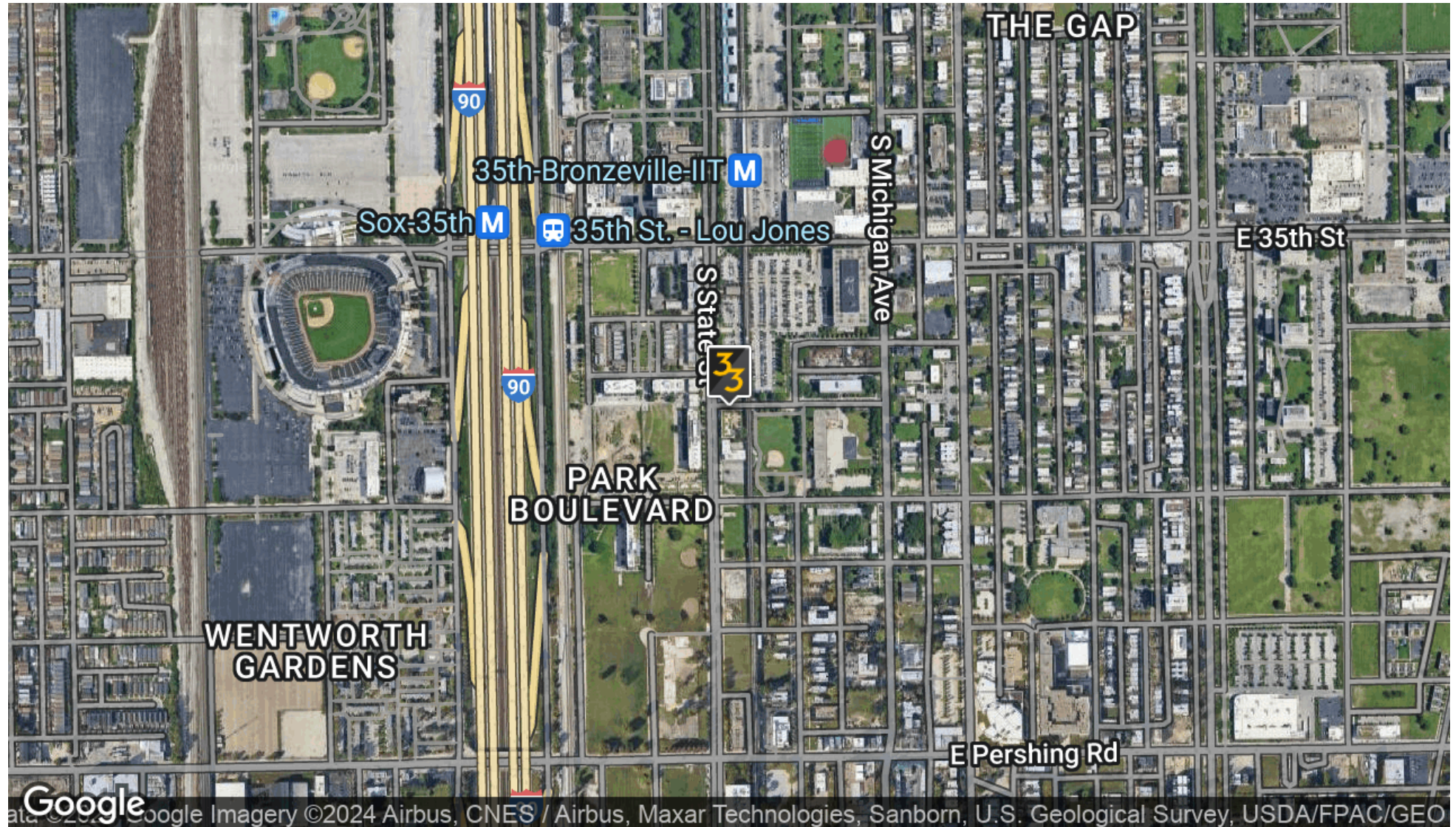
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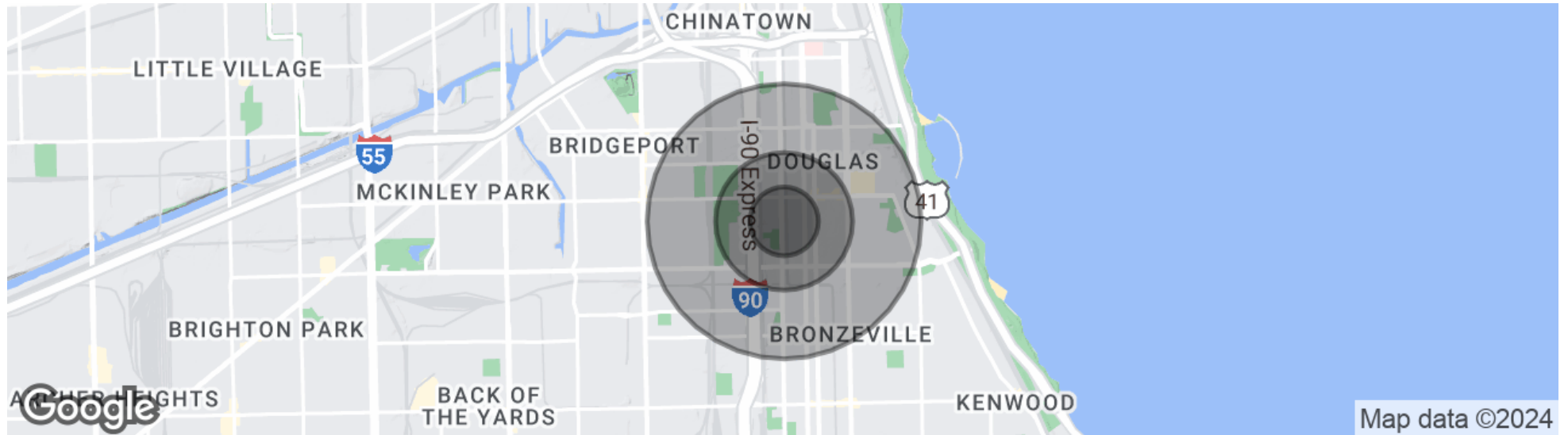


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,565	7,994	33,823
Median age	30.7	34.6	36.6
Median age (Male)	30.1	32.7	33.7
Median age (Female)	31.0	36.3	38.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	734	3,008	13,755
# of persons per HH	2.1	2.7	2.5
Average HH income	\$24,823	\$40,702	\$44,199
Average house value		\$338,222	\$323,135

* Demographic data derived from 2020 ACS - US Census

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GENE HART

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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

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