

EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,890 SF
Available SF:	
Number Of Units:	3
Renovated:	2019
Zoning:	B1-1
Market:	Chicago
Submarket:	East Humboldt Park

PROPERTY OVERVIEW

Three gut-rehabbed, vanilla box street retail spaces available in fast-appreciating East Humboldt Park on Division Street.

2657-59 W. Division are currently combined, but can be demised.

2653 W. Division - 1,460 SF - Previous Barbershop - Grandfathered personal care license potential until 7/20

2657 W. Division - 1,715 SF

2659 W. Division - 1,715 SF

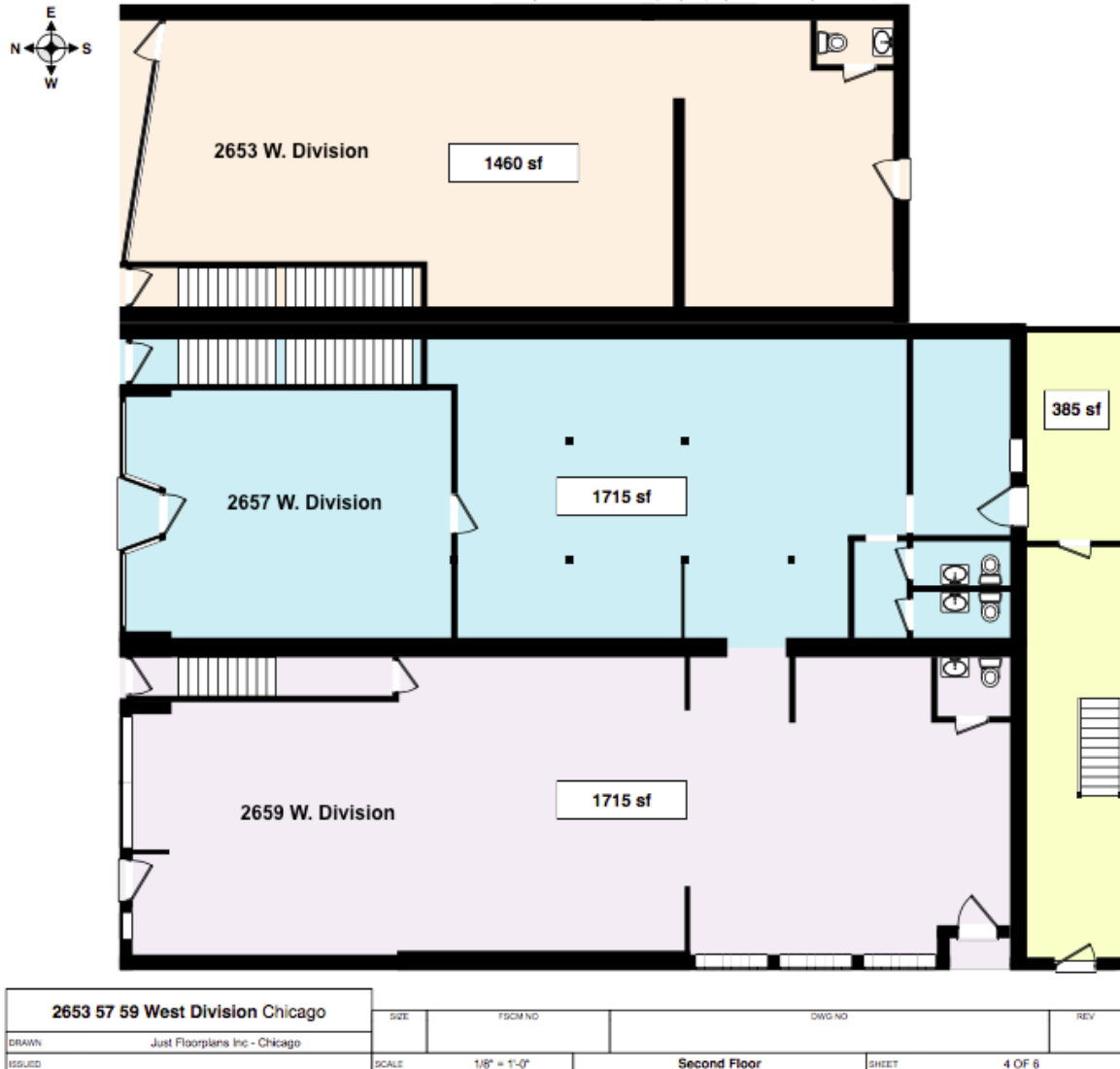
PRESENTED BY: **GENE
HART**
BROKER
219.465.8584
gene.hart@33realty.com



REALTY

EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL



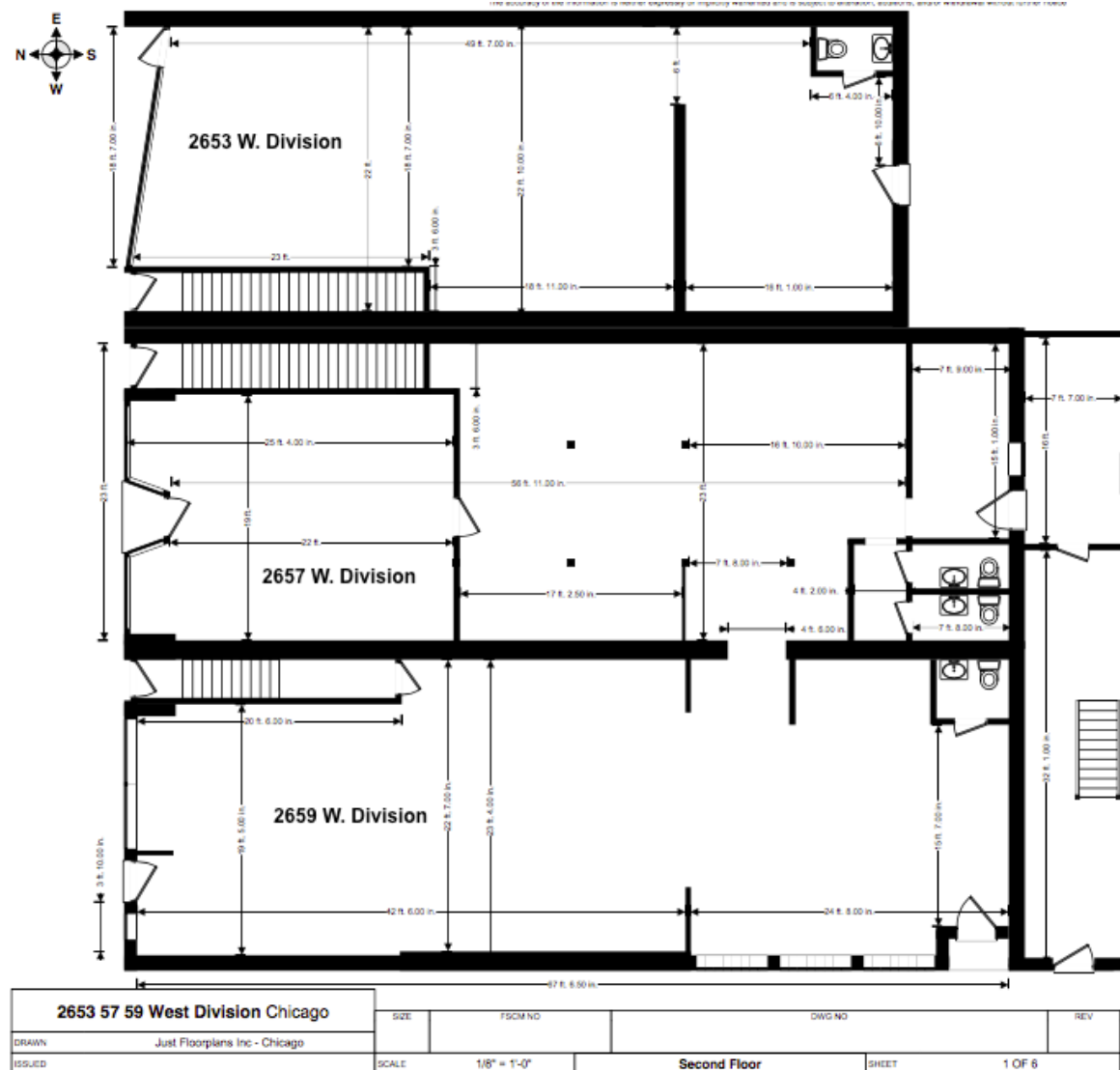
PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL

33



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



EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL



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



EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL

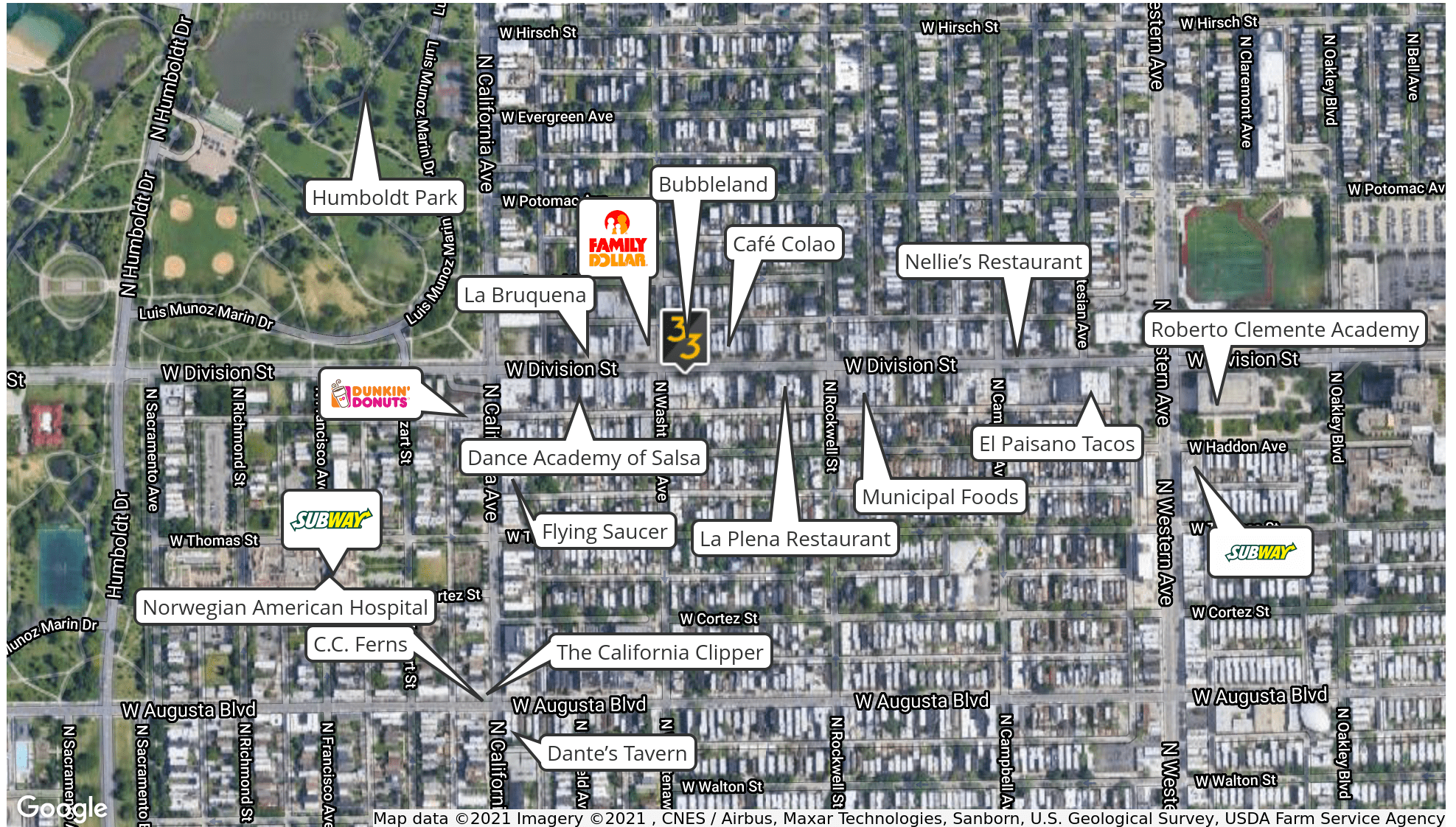


PRESENTED BY: **GENE
HART**
BROKER
219.465.8584
gene.hart@33realty.com



EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL

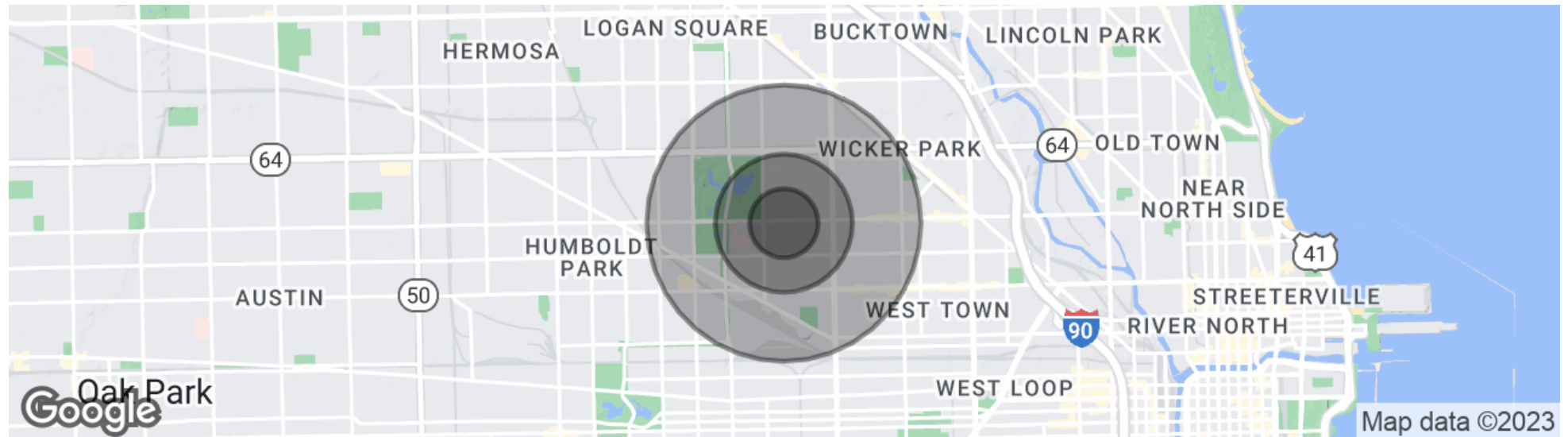


PRESENTED BY: **GENE HART**
BROKER
219.465.8584
gene.hart@33realty.com



EAST HUMBOLDT PARK GUT-REHABBED VANILLA BOX RETAIL

2653-59 W. DIVISION, CHICAGO, IL



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	4,917	18,019	58,172
Median age	30.8	30.5	30.4
Median age (Male)	32.5	31.4	31.0
Median age (Female)	30.1	30.3	30.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	2,181	7,253	22,801
# of persons per HH	2.3	2.5	2.6
Average HH income	\$55,475	\$54,372	\$67,388
Average house value	\$311,994	\$312,672	\$393,442

** Demographic data derived from 2020 ACS - US Census*

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



REALTY